



66 Stanhome Drive,
West Bridgford, NG2 7FU

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Offered to the market with no upward chain, this extended detached family home has undergone a renovation project over the past 12 months by the current vendor and provides spacious and versatile accommodation arranged over two floors including an entrance hall, bedroom, lounge, study, w/c, modern breakfast kitchen/living room, and utility to the ground floor, with three double sized bedrooms, (master with en-suite shower room) and the family bathroom to the first floor.

Benefiting from gas central heating, and UPVC double glazing the property has an enclosed garden to the rear, with decked and patio seating areas, and a block paved driveway at the front providing off road parking for a number of vehicles.

Situated in the popular South Nottinghamshire suburb of West Bridgford, the property is within easy reach of excellent facilities including sought after schools, shops, restaurants, churches and the National Water Sports Centre at Holme Pierrepont.

Viewing is highly recommended.

Guide Price £475,000



GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Giving access into:-

Entrance Hallway

Stairs rising to the first floor, LVT laminate flooring, cupboard housing the meters, feature radiator, doors giving access into the lounge, and the:-

Bedroom One

UPVC double glazed window to the front elevation, ceiling spotlights, radiator

Lounge

UPVC double glazed Bay window to the front elevation, LVT laminate flooring, feature fireplace with a timber surround over, centre ceiling light point, under-stairs storage area, feature radiator.

Ground Floor W/C

Fitted with a two piece suite comprising a low level flush w/c and a wash hand basin. Storage cupboard, ceiling light point, shelving.

Breakfast Kitchen/Living Area

KITCHEN AREA:- Fitted with a range of wall, drawer and base units with quartz work surfaces over, inset stainless steel sink unit with mixer tap, integrated appliances include:- tall fridge/freezer, fridge, and dishwasher, a range cooker with an extractor fan over. UPVC double glazed window to the rear elevation, ceiling spotlights, central island (with a pull out disposable bin, drawers and base units), tall feature radiator.

LIVING AREA:- Bi-folding doors opening out to the rear garden, ceiling spotlights, radiator, door into:-

Utility Room

Tall storage cupboard, inset stainless steel sink with mixer tap, space and plumbing for a washing machine, cupboard housing the central heating boiler, door opening out to the rear garden, door into:-

Study

Versatile room that could be used as a playroom or a further bedroom, UPVC double glazed window to the front elevation, ceiling spotlights, LVT laminate flooring, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Doors giving access to three bedrooms and a family bathroom.

Master Bedroom

UPVC double glazed window to the front elevation, ceiling spotlights, radiator, door into:-

En-Suite Shower Room

Fitted with a three piece suite comprising a fully tiled large walk-in shower enclosure with a mains fed shower and rainfall shower head, a wash hand basin incorporated into a vanity unit, and a low level flush w/c.

Chrome heated towel rail, tiling to flooring, partial tiling to walls.

Bedroom Three

UPVC double glazed window to the rear elevation, ceiling spotlights, radiator.

Bedroom Four

UPVC double glazed window to the rear elevation, ceiling light point, radiator.





Family Bathroom

Fitted with a three piece suite comprising a P-shaped bath with mixer tap and shower attachment with rainfall showerhead, wash hand basin incorporated into a vanity unit with mixer tap, and a low level flush w/c.

UPVC double glazed window to the rear elevation, partial tiling to walls, heated towel rail, tiling to floor.

OUTSIDE - FRONT

To the front of the property there is a block paved driveway providing off road parking for up to two vehicles. There is an adjacent garden to the side which includes a lawned area and mature planted shrub borders. Pathways lead to the front ENTRANCE DOOR and rear garden.

OUTSIDE - REAR

The rear garden is larger than average size and is fully enclosed and includes a large decking area and patio seating area, ideal for entertaining purposes. The garden also houses a timber storage shed and an outside tap and lighting. There is also a gate to the side of the property.

Referral Arrangement Note

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Directions

Stanhme Drive can be located from Loughborough Road (A60), West Bridgford.





DISCLAIMER NOTES

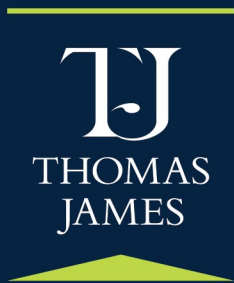
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MONEY LAUNDERING

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	82



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