

22 Gillercomb Close

West Bridgford
Nottingham
NG2 6SE

Guide Price £685,000 - £725,000



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0115 841 1155



- Five-bedroom detached family home
- Extended by the current owners
- Family bathroom, two en-suites and downstairs WC
- Private south facing rear garden
- Double garage and driveway
- Sought-after location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold

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Key Features

An extended five-bedroom, three-bathroom home, perfectly nestled at the end of a sought-after cul-de-sac in the highly desirable West Bridgford. Spanning over 2300 sq. ft., this stunning property offers a harmonious blend of spacious living and contemporary design, all without the hassle of a chain. Save the date for open house viewings on Friday, the 9th, and Saturday, the 10th of August, available strictly by appointment only.

You enter through a welcoming entrance porch, opening into a generous reception hallway adorned with scraped oak wood flooring. This space sets the tone for the home, with a handy storage cupboard and a sleek, modern downstairs WC featuring a chic two-piece suite and a front-facing window.

From the main hallway, enter into a stunning formal dining room and bar area, perfect for memorable family gatherings and lively soirées. French doors open to the rear garden, while double doors lead to an impressive family lounge. Here, vaulted ceilings and rear windows create a spacious yet cosy atmosphere, ideal for unwinding after a long day. Both of these rooms also benefit from air conditioning.

Adjacent to the lounge, there is a study, perfect as a snug or family room, complete with underfloor heating for added comfort. The sizeable family room boasts dual aspects, with front and rear views, and French doors leading directly to the garden, offering a seamless indoor-outdoor living experience.

The heart of the home is the kitchen, featuring high-gloss contemporary units, a stylish breakfast bar island, and luxurious LVT flooring with underfloor heating. Integrated appliances, ample space for an American fridge, and garden views. A doorway leads to a practical utility room that mirrors the kitchen's design and provides garden access.

To the first floor, there is a spacious landing which connects five beautifully appointed bedrooms. The master suite has an en-suite shower room, air-conditioning, and dual-aspect windows. Another bedroom boasts an en-suite three-piece shower room, while the family bathroom offers a generous and stylish three-piece suite.

The property's exterior is equally impressive, with a generous driveway providing ample parking and leading to a detached garage with storage. The south-facing garden is private, featuring a lawn, well-stocked borders, mature trees and shrubs, raised sleeper beds, and a sun-drenched block-paved patio, perfect for alfresco dining and summer barbecues.

Schedule your appointment for the open house viewings and step into a lifestyle of luxury and comfort in West Bridgford.



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Total area: approx. 220.7 sq. metres (2375.9 sq. feet)



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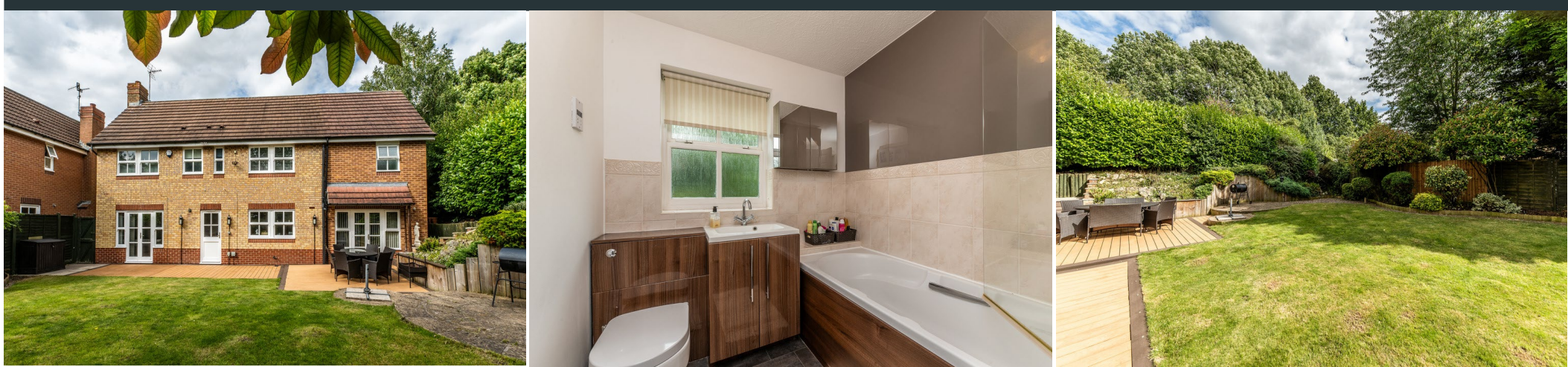


Video



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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