

31 Cranberry Close

West Bridgford
Nottingham
NG2 7TQ

Guide Price £475,000 - £500,000



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Location



Gallery



Video



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0115 841 1155



- Four-bedroom detached home
- Excellent EPC Rating - A
- Dining kitchen
- Garage and off street parking
- Close to local amenities and transport links
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold



31 Cranberry Close, West Bridgford, Nottingham, NG2 7TQ

Key Features

A stunning four-bedroom detached home that has been meticulously upgraded by the current owner to an impeccable standard throughout. Boasting an "A" Energy Performance Certificate (EPC) rating, the property offers low-cost energy, with solar panels and battery storage already installed. This turnkey accommodation is ready to move into and includes the added benefit of a high-spec, fully insulated garden office/studio.

The property is accessed via a double-glazed front entrance door into a welcoming reception hallway, featuring a built-in storage cupboard and stairs rising to the first floor. A door leads to the lounge, which benefits from a feature bay window to the front elevation, recessed spotlights, wall lights, wood-effect flooring, and contemporary radiators. A further door opens into the stylish open-plan dining kitchen. The dining area continues with the wood-effect flooring and includes a window to the side and French doors that lead into the conservatory/sunroom, allowing natural light to flood in.

The sleek and stylish fitted kitchen includes a range of contemporary wall and base units, a breakfast bar, a ceramic induction hob with a ceiling-mounted stainless steel extractor fan, LVT tile flooring, and a sink set beneath a window with views through the sunroom to the garden. A door leads to the utility room, which also has contemporary wall and base units, a window, and a door opening to the rear garden. The utility room features a modern two-piece WC with slow flush and provides internal access to the garage.

The conservatory unites the living space with the south-facing rear garden, featuring bi-fold doors that open out, a double-glazed roof, wood-effect flooring, recessed spotlights, and an electric wall heater, offering an excellent space for relaxation.

Upstairs, the landing leads to four beautifully presented bedrooms and a refitted shower room with a walk-in shower, fully tiled walls, under floor heating, towel radiator and a contemporary suite.

Externally, the property sits within beautifully manicured and landscaped gardens to three sides. A pathway leads to a canopy porch with lawned front and side gardens, manicured hedges, and shrubs. The driveway provides off-street parking and leads to the garage, with gated access to the deck stepping out from the sun lounge, a pergola-covered seating area, a further paved seating area, an AstroTurf lawn with raised slate borders, mature shrubs, and a contemporary garden office equipped with power, lighting, and internet access-perfect for working from home or as a peaceful retreat.



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Total area: approx. 123.2 sq. metres (1326.6 sq. feet)



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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	92 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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