

DISTINCTIVE
HOMES
by



Yewbarrow Close
West Bridgford, NG2 6RH

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Finished to an exceptional standard throughout, this beautifully extended three-story detached family home is located at the end of a quiet cul-de-sac within the highly sought-after West Bridgford section of the prestigious Gamston Estate. The property boasts a contemporary open-plan living kitchen with bi-fold doors leading to the rear garden—perfect for modern family living.

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The property is entered via a replacement composite front door into a welcoming reception hall, featuring inset matting and wooden flooring. Stairs rise to the first floor, with doors leading to a convenient downstairs WC, fitted with a contemporary two-piece suite and a window to the front elevation.

From the hallway, step into the breathtaking open plan living, dining, and kitchen area. This L-shaped space includes a rear extension with a part-vaulted ceiling and Velux windows, allowing natural light to flood in. Bi-fold doors open to the landscaped rear garden, while the continuation of the wooden flooring enhances the seamless flow.

The kitchen itself is fitted with a high-spec range of high-gloss wall and base units, integrated appliances (including triple eye-level ovens, integrated fridge and freezer), a glass splashback, and a central island with stone worktops and an inset sink. This superb space is ideal for both relaxing and entertaining.

A doorway from the kitchen leads to a utility room, complete with additional wall and base units. From the kitchen, double doors open into the music room, which features two windows to the front elevation and the continuation of the wooden flooring.

To the far side of the hallway is a formal lounge, featuring two double-glazed windows to the front elevation, a wall-mounted contemporary gas living flame fire, and double doors that open back into the living kitchen area.





The first floor has A generous landing leads to three bedrooms and the family bathroom. The principal suite includes a spacious bedroom with windows to the front, double doors opening to a dressing and wardrobe area, and access to an en-suite shower room. The en-suite is impeccably finished, with a three-piece suite and contemporary tiled walls. Two additional bedrooms, with views to both the front and rear, are complemented by a stylish three-piece family bathroom.

The top floor features a landing area and two further well-proportioned bedrooms, each with Velux windows to the rear and additional windows offering views to the front. A further bathroom on this floor includes a contemporary three-piece suite and a Velux window to the rear.

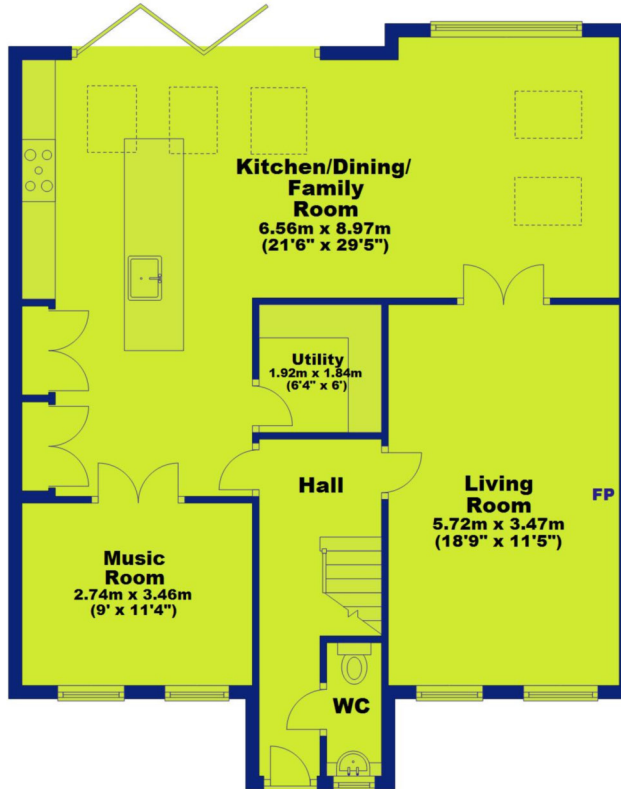
Outside to the front of the property boasts a lawned area, shrub-lined borders, and a pathway leading along the plot. A block-paved driveway provides additional parking, while gated side access leads to the rear garden. The garden is enclosed by fencing and manicured hedges, with a lawned area, raised flower beds, and sleeper-lined borders. A generous patio area provides ample space for entertaining, with a further raised seating area positioned behind the detached double garage. The double garage features an up-and-over door, power, lighting, and a security alarm, with additional parking available to the rear.





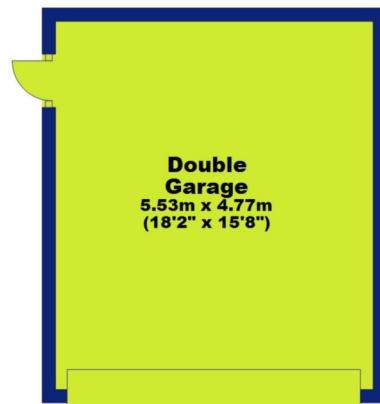
Ground Floor

Approx. 87.9 sq. metres (946.4 sq. feet)



Outbuilding

Approx. 26.4 sq. metres (283.9 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.5 sq. feet)



Second Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 208.1 sq. metres (2239.7 sq. feet)





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