



Broadstone Close  
West Bridgford Nottingham

burchell  
edwards

# Broadstone Close West Bridgford Nottingham NG2 7UE

for sale offers over  
**£750,000**



## Property Description

The ground floor welcomes you with a front-facing lounge, french doors lead to a separate dining room, and an extended kitchen diner complete with modern fitted appliances - perfect for family meals and entertaining. A useful utility room with a large adjoining storage room and an integral garage provide excellent practicality. For added flexibility, there's a ground-floor double bedroom with its own ensuite, ideal for guests or multigenerational living.

Upstairs, you'll find six generous bedrooms and three bathrooms, including one ensuite, two study spaces all offering ample space for a growing family.

Outside, the property boasts low-maintenance frontage with a dropped kerb leading to a brick-paved driveway, providing off-street parking. The fully slabbed rear garden includes a summer house complete with lighting and electrics.

Ready to move into now, this impressive home combines size, comfort, and convenience in a fantastic West Bridgford setting close to schools, amenities, and transport links.

## Entrance Hallway

Accessed via UPVC entrance door leading into the hallway with stairs off to the first floor, understairs storage and a radiator.

## Lounge

Having bay window to the front elevation, two radiators, gas fireplace and internal french door giving access into the dining room.

## Dining Room

Having a radiator and is open plan with the kitchen.

## Bedroom One

Having window to the front elevation, a radiator, built-in fish tank and a door to en suite.

## En Suite

Having mains fed walk-in shower, low level W,C and wash hand basin.

## Open Plan Kitchen/Lounge/Diner

Having bi-folding doors to the rear leading out to the garden, a range of matching wall and base units with work surfaces over, island, integrated electric oven, integrated microwave, integrated washing machine and electric hob with extractor and space for American fridge freezer.

## Utility Room

Having wall and base units with work surfaces over, inset sink, UPVC door to the side elevation, space and plumbing for washing machine and tumble dryer.

## First Floor Landing

Having two storage cupboards, loft access which is fully boarded with ladders.

## Bedroom Two

Having window to the front elevation, sliding door fronted wardrobes, a radiator and door to en suite.

## En Suite

Having mains fed shower, low level W.C and wash hand basin.

### Bedroom Three

Having window to the rear elevation, a radiator and door to en suite.

### En Suite

Having tiled flooring, chrome heated towel rail, electric shower cubicle and vanity wash hand basin.

### Bedroom Four

Having window to the rear elevation, a radiator and built-in wardrobes.

### Bedroom Five

Having window to the front elevation and a radiator.

### Bathroom

Having mains fed walk-in shower, tiled flooring, chrome heated towel rail, vanity wash hand basin, low level W.C, window to the rear elevation.

### Bedroom Six

Having window to the front elevation and a radiator.

### Study

Having window to the front elevation and a radiator.

### Study

Having window to the rear elevation and a radiator.

### Outside

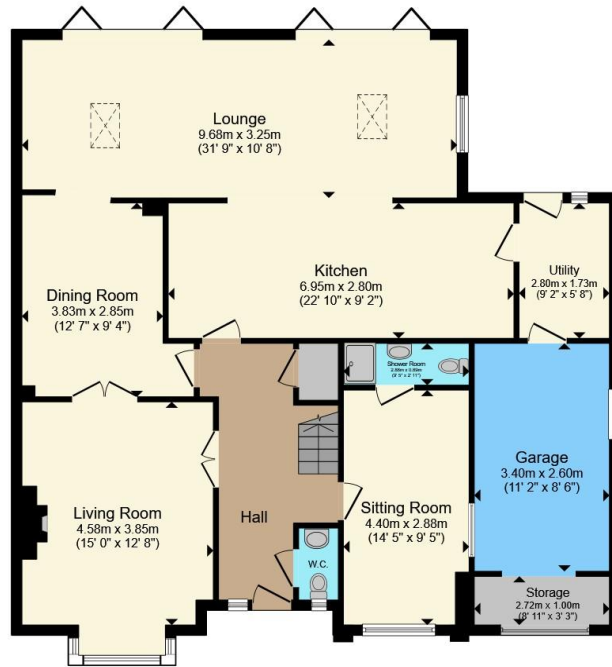
To the front of the property of the property is a driveway providing off road parking for multiple cars.

To the rear is a low maintenance garden which is fully decked with outside sockets, summer house with electrics and side access.

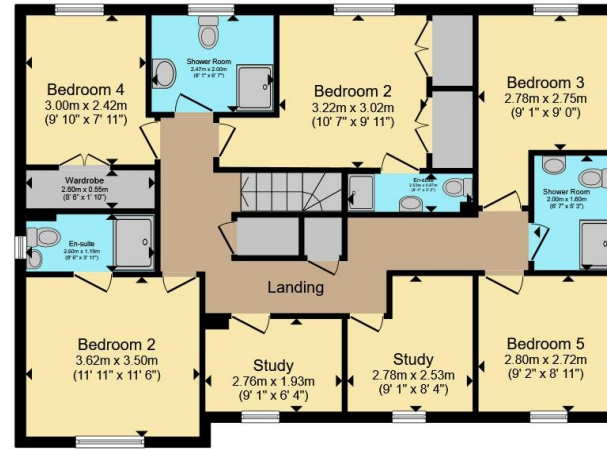








**Ground Floor**



**First Floor**

Total floor area 229.1 m<sup>2</sup> (2,466 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
 NOTTINGHAM NG15 7AX

EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/HUK104691](http://burchelledwards.co.uk/Property/HUK104691)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: HUK104691 - 0010