



Broadstone Close  
West Bridgford Nottingham





### **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 seven generous bedrooms and three bathrooms, including one ensuite, 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.

### **Bedroom Seven**

Having window to the front elevation and a radiator.

### **Bedroom Eight**

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.

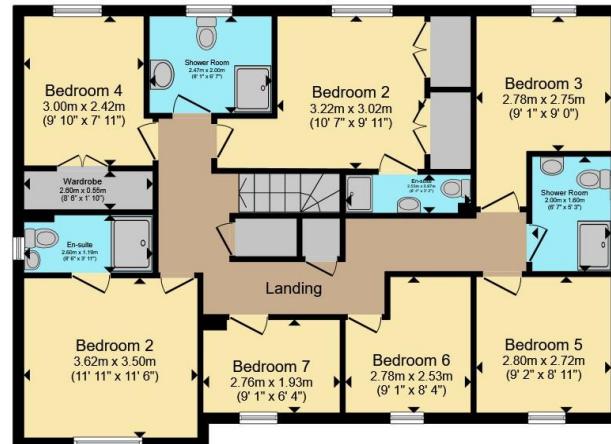








**Ground Floor**



**First Floor**

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

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