

ASHFORD
& MOULT
ESTATE AGENTS

£220,000

Broom Close

Nottingham, NG14 6HE

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PROPERTY SUMMARY

A beautifully presented three-bedroom semi-detached home, ideally positioned overlooking a charming green space and significantly enhanced by the current owners. Having been completely redecorated throughout, the property is ready to move straight into and further benefits from a brand-new kitchen installed within the last two weeks and impressive bi-fold doors installed in October 2025, creating a fantastic connection between the living space and garden.

The welcoming entrance hallway features stylish laminate flooring and leads to a useful ground-floor WC and the spacious lounge/diner. This excellent reception room provides plenty of space for both relaxing and entertaining, with a feature fireplace creating a cosy focal point. The bi-fold doors flood the room with natural light and open directly onto the garden. The newly installed contemporary kitchen offers a range of modern units, integrated appliances and excellent storage and preparation space, creating a stylish and practical heart to the home.

Upstairs, there are three well-proportioned bedrooms alongside a modern family bathroom with a white suite and mains-fed shower. The property further benefits from combination gas central heating, UPVC double glazing and a composite entrance door.

Outside, the front and side gardens provide attractive outdoor space, while the rear garden features a patio area ideal for outdoor dining, entertaining or enjoying the warmer months. Perfectly located for access to local schools, shops, amenities and transport links, this is an excellent opportunity for families, first-time buyers or anyone looking for a home that requires very little work. With its complete redecoration, brand-new kitchen and recently installed bi-fold doors, this superb home is ready to move straight into and must be viewed to be fully appreciated.

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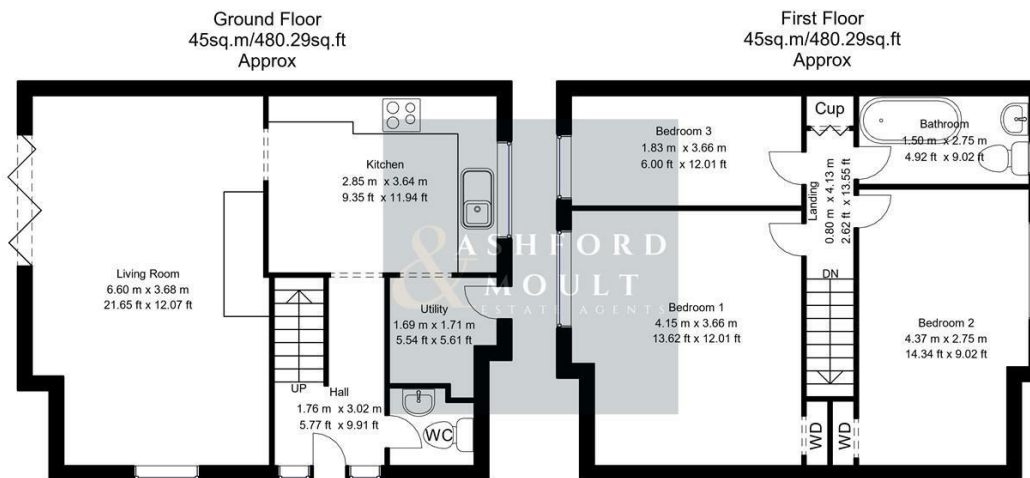
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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LOCAL AUTHORITY
Gedling Borough Council

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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