



DavidJames
the estate agent

Kew Close, West Bridgford, Nottingham, NG2 7LT

£1,550 Per Calendar Month

About This Property



In the Compton Acres area of West Bridgford, this well-presented detached house occupies a prime position on a corner plot within a peaceful cul-de-sac. The entrance hall welcomes you into the property, leading to a convenient cloakroom/Wc. The spacious living room is a focal point, featuring an electric fireplace and sliding doors that seamlessly open into a bright conservatory. The open-plan kitchen/dining room is equipped with appliances including a dishwasher, washing machine, American fridge/freezer, integrated 6-ring gas hob, oven, and extractor hood. The dining area incorporates useful under-stair storage, adding to the home's practicality. The bathroom/Wc boasts a white suite and a mixer shower. With gas central heating and double glazing throughout, this residence ensures year-round comfort. The outdoor spaces are equally impressive, with gardens to the front and rear, offering a perfect balance of greenery and privacy. A detached garage with electricity and lighting provides secure storage, complemented by a block-paved driveway capable of accommodating multiple vehicles off-street. This property seamlessly combines functionality, comfort, and a desirable location, making it an ideal family home.

TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished (white goods included)

EPC Rating: D

Council Band: D

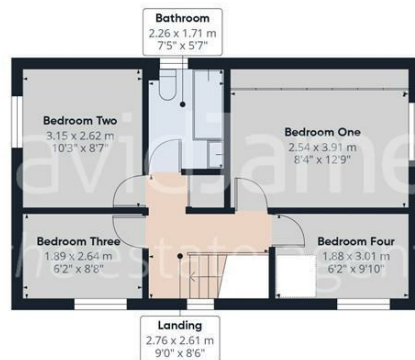
- Detached house positioned on a prime corner plot in a peaceful cul-de-sac
- Four bedrooms with fitted wardrobes in the primary bedroom
- Entrance hall with adjoining cloakroom/Wc
- Spacious living room with sliding doors to a bright conservatory
- Open plan kitchen/dining room with appliances and useful storage
- Bathroom/Wc with white suite and mixer shower
- Gas central heating and double glazing for year-round comfort
- Gardens to the front and rear
- Detached garage with electricity and lighting
- Block-paved driveway for multiple off-street parking spaces.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

106.8 m²
1152 ft²

Reduced headroom

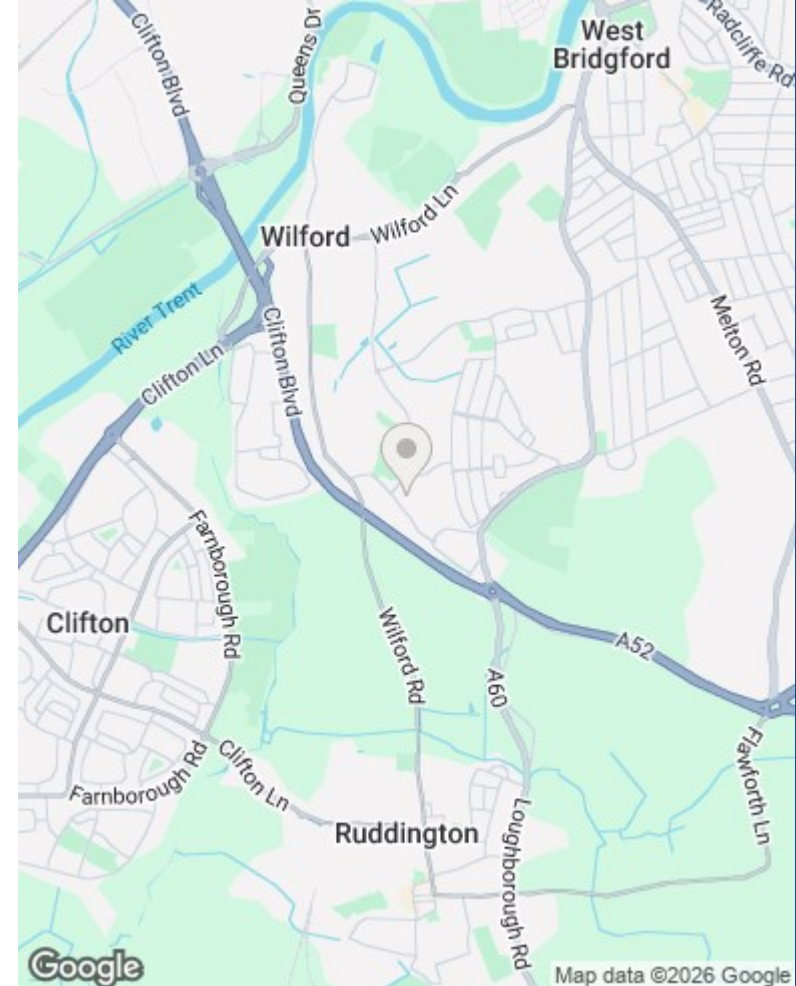
1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: D
Rushcliffe Borough Council

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