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C

**DavidJames**  
the estate agent

**Cranberry Close, West Bridgford, Nottingham, NG2 7TQ**

**£2,100 Per Calendar Month**



# About This Property

Located in the highly sought-after Compton Acres area of West Bridgford, this spacious detached family home offers versatile living accommodation, with excellent local schools, amenities and transport links close by. The property opens with an entrance hall with storage, leading to a bright living room featuring a charming box window and fireplace, which flows seamlessly into a dining room and further into a generously sized conservatory, perfect for entertaining or relaxing. The large fitted kitchen provides ample storage units, appliances and a breakfast area, complemented by a useful ground floor WC. Upstairs, the home offers five well-proportioned bedrooms, three with wardrobes and one ideally suited as a study with desks. There is a family bathroom with a four-piece suite and an en-suite shower room to bedroom one. Outside, the home is surrounded by established gardens, with an enclosed rear garden featuring block paving, along with a driveway and integral garage providing off-street parking. A fantastic opportunity to secure a substantial family home in one of West Bridgford's most desirable neighbourhoods.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Part-furnished

EPC Rating: C

Council Band: D

Pets: Not permitted

- Spacious detached house in a sought-after neighbourhood
- Five versatile bedrooms
- Two reception rooms & a conservatory with furnishings
- Large kitchen with ample units, appliances & breakfast area
- Ground floor WC
- Two bathrooms – main bathroom/WC with four-piece suite & an en-suite shower room
- Majority double glazing, gas central heating
- Enclosed rear garden & established gardens surrounding the property
- Driveway & integral garage
- Fantastic schools, amenities & transport links close by











Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
138.4 m<sup>2</sup>  
1489 ft<sup>2</sup>

Reduced headroom  
1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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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