



72 Walcote Drive

West Bridgford | NG2 7GS | Guide Price £375,000

ROYSTON
& LUND

- Two Double Bedrooms
- Built In Storage Space
- Ample Off Street Parking
- Well Presented Low Maintenance Rear Garden
- EPC Rating - C
- Immaculately Presented
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Excellent Transport Links
- Freehold - Council Tax Band - C





A beautifully presented TWO bedroom detached bungalow located in West Bridgford. Situated a short drive from numerous amenities such as local shops, pubs and restaurants, as well as having excellent transport links into the centre of West Bridgford and the City Centre this property would be a great fit for a small family, or those wanting to downsize.

Interior accommodation comprises of a generous hallway upon entry that lends itself to the reception rooms, bedrooms, kitchen and bathroom. The living room is a generous size with a front aspect bay window flooding the room with natural light along with ample room for family dining. The kitchen is a good size with integrated appliances such as an eye level oven, hob and extractor fan and built in dishwasher with room to add further freestanding appliances. The main bedroom is a great size with built in wardrobes and leads into a sitting area with vaulted ceiling and furthermore grants access to the rear garden via French doors. The second bedroom is a further double and benefits from further built in storage and large bay window positioned to the front aspect. Both bedrooms share a modern fitted three piece shower room.

Facing the property there is ample off street parking due to a double driveway which can fit several cars, which leads down to a detached single garage. To the rear of the property there is a immaculately kept landscaped garden with different levels providing patio spaces and summer seating areas. To the rear aspect of the garden there is a lawn space. The garden as a whole is beautifully presented and is enclosed by fenced borders.

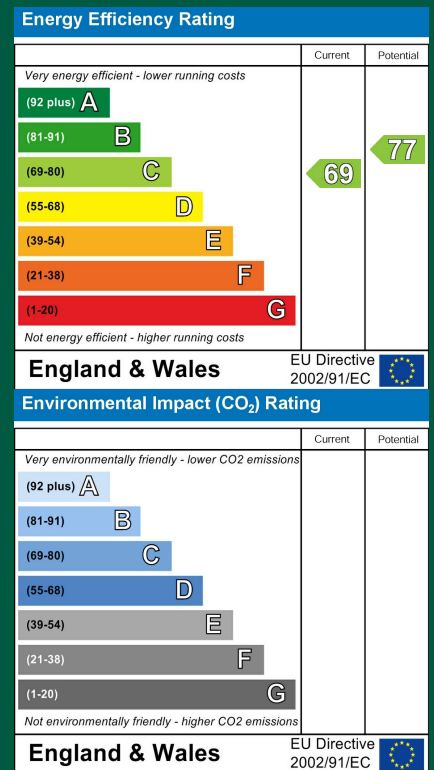




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EPC



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