



16 Cropston Close,
West Bridgford, NG2 7FX

TJ
THOMAS
JAMES

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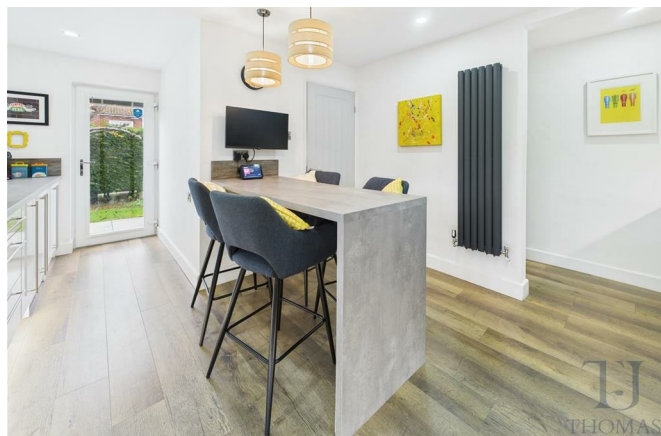
This semi-detached home provides well presented accommodation arranged over two floors including; an entrance hallway, a lounge, a modern fitted kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted shower room.

Benefiting from double glazing, and gas central heating with a combination boiler, the property occupies a good size corner plot with well maintained and enclosed gardens to three sides.

Situated in the highly regarded south Nottinghamshire suburb of West Bridgford, the property is within easy reach of excellent local facilities including shops, restaurants, parks, sporting venues, and highly regarded primary and secondary schools. Transport networks by road and public transport links, provide access to Nottingham city centre.

Viewing is recommended.

Guide Price £310,000





ACCOMMODATION

The composite entrance door (with a glazed side panel) opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a radiator, a ceiling light point, wooden effect laminate flooring, and access to the lounge, the ground floor wc, and the kitchen.

The lounge has two double glazed windows to the front, a modern vertical radiator, a feature electric fire, and two ceiling light points.

The ground floor wc has a wash hand basin with storage beneath, and a wc. There is an obscure glazed window here, and a ceiling light point.

The kitchen has a range of modern high gloss wall, drawer and base units in white, square edge work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for an American fridge/freezer, plus a built in electric oven, and an electric hob with an extractor hood over. There is a breakfast bar with feature lights over, a recessed breakfast preparation area with a base unit, an under stairs storage area, ceiling spot lights, wooden effect laminate flooring, a vertical radiator, two windows to the side and a door opening to the garden.

On reaching the first floor, the landing has two good size storage cupboards, a loft access hatch, and gives access to three bedrooms, and the shower room.

Bedroom one is a bright dual aspect room with double glazed windows to two sides, a ceiling light point, and a radiator.

Bedroom two has a double glazed window, a ceiling light point, a radiator, and a storage cupboard (housing to the Potterton combination boiler).

Currently used as an office, bedroom three has a window, a radiator, and a light.

Completing the accommodation, the shower room has a large walk in shower with a mains fed shower and a rainfall shower head, a wash hand basin with storage beneath, and a wc. There is an obscure glazed window to the rear here, a heated towel rail, ceiling spot lights, and tiled flooring.

OUTSIDE

The property occupies a good size corner plot and has gardens including; lawned areas, and gravelled seating areas (one of which houses a SUMMER HOUSE). Enclosed by mature hedges, the garden is accessed via pedestrian gates, and has paved pathways to both entrance doors.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,235.09.

Referral Arrangement Note

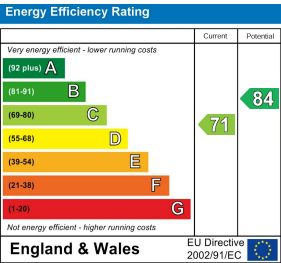
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