



46 South Road,
West Bridgford, NG2 7AG

TJ
THOMAS
JAMES

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** Guide Price £565,000 to £575,000 **

This extended semi detached home provides spacious and versatile accommodation arranged over two floors including; an entrance hallway, a lounge, a kitchen that connects to a sun-room/dining room, a family room, a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms, a shower room, and a four piece bathroom.

Benefiting from gas central heating, and double glazing throughout (most of which is recently installed), the property has a good size garden to the rear, plus a block paved driveway and single garage at the front, currently providing off road parking for one vehicle.

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 tram, provide access to Nottingham city centre.

Viewing is recommended.

Guide Price £565,000





ACCOMMODATION

The covered porch gives access to the composite entrance door, which opens into the entrance hallway. The entrance hallway has a storage cupboard (with a clothes hanging rail, a light, and wooden flooring), and doors opening into the ground floor wc, the lounge, the open plan kitchen/dining area, and the family room. The same premium vinyl flooring (wood effect) runs through the main downstairs rooms.

The ground floor wc has a wall mounted wash hand basin, and a wc. There is a stained glass circular window here.

The lounge has a bay window to the front, striped carpet, a gas fire, built in shelving, and coving.

The open plan kitchen/dining area has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space for a fridge/freezer, plus a NEFF double oven, and a four ring gas hob with an extractor hood over. There is a radiator, and access to the sun room.

The sun room has a radiator, windows overlooking the rear garden, and a door opening out.

The family room has a radiator, spot lighting, a door into the utility room, and French doors opening to the rear garden.

The utility room has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a dryer. The central heating boiler is housed here, there is vinyl flooring, a door leading into the garage, and a door opening to the rear garden.

On reaching the first floor, the split landing has doors into all four bedrooms, the shower room, and the family bathroom.

Bedroom three sits over the garage and has a window to the front, a radiator, and a built in wardrobe.

The shower room has a tiled shower enclosure, a wall mounted wash hand basin, and a wc. There is a window to the rear and a radiator.

The family bathroom has a four-piece suite including; a bath with a mixer tap over, a separate shower cubicle, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is a window to the rear, and a heated towel rail.

Bedroom two has a window to the rear, a ceiling light point and a radiator.

Bedroom one has a bay window to the front, a ceiling light point, wall lights, a radiator and a range of built in wardrobes.

Completing the accommodation, bedroom four has a window to the front, a ceiling light point, and a radiator.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for one vehicle, and in turn gives access to the SINGLE GARAGE (with an up and over door, lighting, and a door into the utility room). There is access to the entrance door from the driveway.

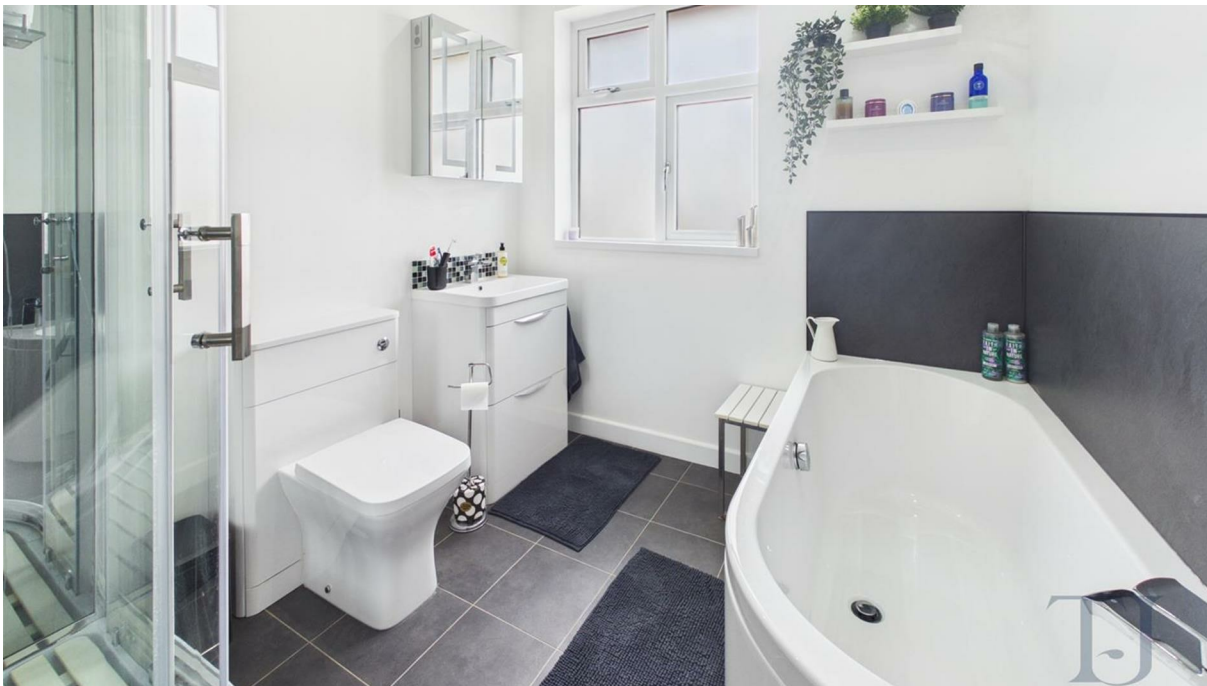
The rear garden includes a lawned area, a decked seating area, two patio seating areas, and a vegetable patch. Fully enclosed, the garden has an external tap, and houses a shed.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Referral Arrangement Note

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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



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