



21 Woodpecker Close,
West Bridgford, NG2 7YX

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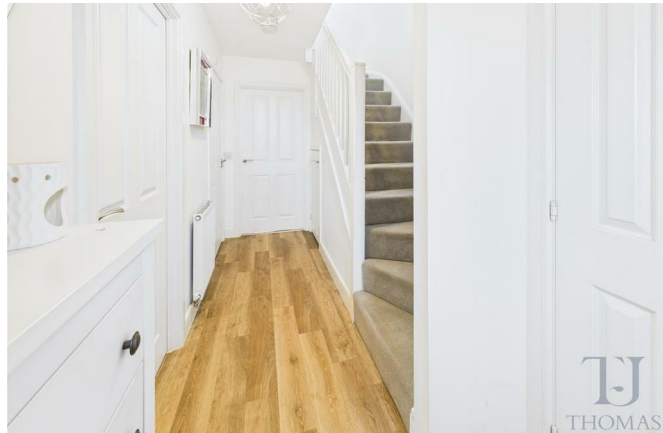
Built in 2019, this modern semi detached home provides accommodation arranged over two floors including; an entrance hallway, a fitted kitchen, a lounge with double doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to two good size bedrooms (one with built in wardrobes), and the family bathroom.

Benefiting from gas central heating, the property has an enclosed garden to the rear, and off road parking for up to two vehicles at the front.

Enjoying a cul-de-sac location in the highly regarded south Nottinghamshire suburb of West Bridgford, the property has views over a sports/playing field at the front, and 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.

An ideal first time buy, viewing is recommended.

Asking Price £260,000





ACCOMMODATION

The canopied entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an under stairs storage area, and doors into the lounge, the kitchen, and the ground floor wc.

The ground floor wc has a wash hand basin, and a wc.

The kitchen has a range of modern wall, drawer and base units, a sink and drainer unit, space and plumbing for a washing machine, and an integrated gas hob. There is space for a table and chairs, and a window to the front.

The lounge has a ceiling light point, a radiator, a window overlooking the rear garden, and double doors opening out.

On reaching the first floor, the landing has doors opening into both bedrooms, and the family bathroom.

The family bathroom has a bath with a shower attachment over, a wash hand basin, and a wc. There is a ceiling light point, and flooring.

Bedroom two has two windows to the front, and has a built in wardrobe. Bedroom one has a window to the rear. Both bedrooms have a ceiling light point, and a radiator.

OUTSIDE

At the front of the property there is off road parking for up to two vehicles. There is access to the canopied entrance door, and gated pedestrian access to the rear garden.

To the rear of the property the garden includes a patio seating area, and a large lawned area. Fully enclosed, the garden has an external tap, and houses a storage shed.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,955.69.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

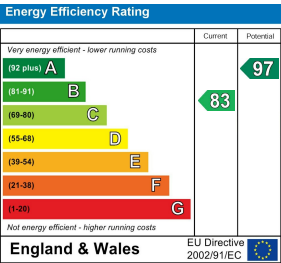


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