



31 Broadleigh Close,
West Bridgford, NG2 7NZ

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This extended semi detached family home is situated on the popular Compton Acres development. With easy access via main road routes and local transport links to Nottingham City Centre, including a NET tram stop nearby, the Queens Medical Centre, M1 and East Midlands airport, the property is close to a wealth of facilities in West Bridgford including schools, shops, restaurants and bars.

The property is in need of some modernisation and provides spacious accommodation arranged over two floors including an entrance porch, a large lounge/diner, reception room, wc, and open plan kitchen/dining room to the ground floor, with the first floor landing giving access to four bedrooms (master with an en-suite shower room) and the family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property enjoys a privately enclosed rear garden and a driveway and single garage to the front.

No Upward Chain.
Viewing is highly recommended.

Offers Over £300,000





Directions

Broadleigh close can be located of Compton Acres from Landmere Lane, West Bridgford.

UPVC Entrance Door

Leading into:-

Entrance Porch

With porch light, door into:-

Lounge/Diner

Two UPVC double glazed windows to the front elevation, stairs rising to the first floor, wood flooring, two ceiling light points, feature fire living flame coal effect gas fire on a granite hearth with timber surround, telephone connection point, two radiators, open access into the dining kitchen and door into:-

Reception Room

UPVC double glazed window to the side elevation, wall mounted central heating boiler, ceiling light point, radiator, wood flooring, UPVC double glazed sliding patio doors opening out to the rear garden, door into:-

Ground Floor W/C

Fitted with a two piece suite comprising a low level flush w/c and a wash hand basin. Vinyl floor covering, ceiling light point, extractor fan.

Dining Kitchen

KITCHEN AREA:- Fitted with a range of wall, drawer and base units, with roll edge work surfaces over, inset one and half composite bowl and drainer with mixer tap, and tiled splashbacks, built-in double electric oven, built-in four ring gas hob with an extractor hood over, integrated fridge and freezer. UPVC double glazed window to the rear elevation, ceiling light point.

DINING AREA:- UPVC double glazed French doors leading out to the rear garden, wood flooring, ceiling light point, space for a table and chairs, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Two loft access hatches (giving access to the loft space above and one hatch gives access to a boarded loft space with skylight and eaves storage), storage cupboard, ceiling light point, doors giving access to four bedrooms and the family bathroom.

Bedroom Three

Two UPVC double glazed windows to the rear elevation, two ceiling light points, radiator.

Bedroom Four

UPVC double glazed window to the front elevation, built-in sliding wardrobes, with mirrored front, ceiling light point, radiator.

Family Bathroom

Fitted with a three piece suite comprising a bath with an electric shower and glazed screen over, vanity wash hand basin with storage cupboard beneath and a concealed low level flush w/c.

Ceiling light point, radiator, fully tiled walls, heated towel rail, Velux skylight, mirror with light over.

Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Master Bedroom

UPVC double glazed window to the front elevation, ceiling light point, radiator, door into:-

En-Suite Shower Room

Fitted with a four piece suite comprising a shower enclosure with a mains fed shower, a pedestal wash hand basin, bidet, and a low level flush w/c.

UPVC double glazed window to the side elevation, extractor fan, ceiling light point.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for one vehicle, and a pathway leading to the ENTRANCE DOOR.

The rear garden is privately enclosed by hedged and timber fenced boundaries, there is a large patio seating area, with a lawn beyond. The garden also houses two timber sheds, ideal for additional storage.

Single Garage

With an up and over door to the front.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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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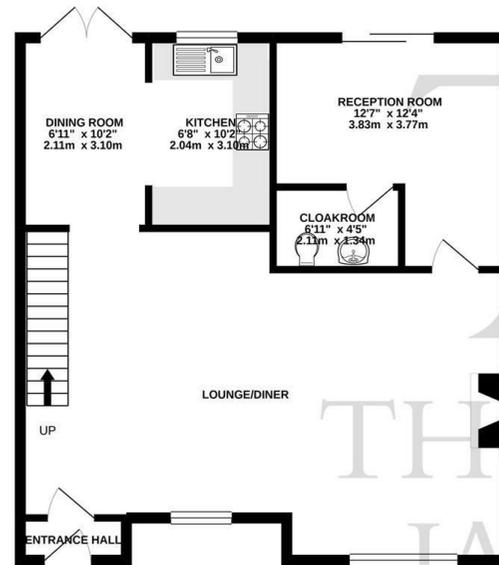
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

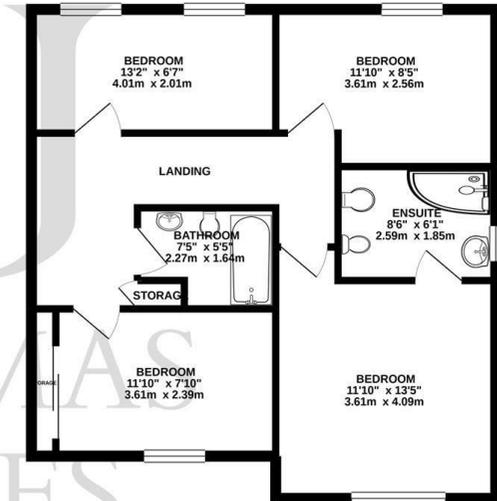
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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