



16 Purbeck Drive,
West Bridgford, NG2 7UA

TJ
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JAMES

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**** GUIDE PRICE £550,000 to £565,000 ****

This well presented detached family home provides spacious and versatile accommodation arranged over two floors including; an entrance hallway, a lounge, a dining room with French doors opening to the garden, a living room (converted from the original garage), a breakfast kitchen, and a wc on the ground floor, with the first floor landing giving access to five bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating and double glazing, the property has a good size enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for up to two vehicles. (The garage has been converted and divided for use as a living room, and a storage area).

Situated in the sought after 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 £550,000





ACCOMMODATION

The entrance porch has tiled flooring, and a composite entrance door (with a glazed panel) opening to the entrance hallway. The entrance hallway has stairs off to the first floor, an under stairs storage cupboard, a radiator, wooden flooring, double doors opening to lounge, and further doors into the dining room, the ground floor wc, the living room, and the breakfast kitchen.

The ground floor wc is fully tiled, and fitted with a wash hand basin with a mixer tap, and a wc. There is a heated towel rail, and a window to the side.

The lounge has a bay window to the front, coving, a ceiling light point, a gas fire set in a feature surround, and glazed double doors opening to the dining room.

The dining room has wooden flooring, coving, a ceiling light point, a radiator, and French doors opening to the rear garden.

The living room (converted from part of the garage) has a window to the side, a radiator, a storage cupboard housing the Potterton boiler, laminate flooring, and a door into the storage area (the remaining area of the garage).

The breakfast kitchen has a range of wall, drawer and base units, a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, a built in dishwasher, plus a built in gas oven, and a four ring electric hob with an extractor hood over. There is spot lighting, wooden flooring, a feature radiator, a window to the rear, and a door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a ceiling light point, a radiator, and doors into all five bedrooms, and the family bathroom.

Bedroom one has a bay window plus a further window to the front, a range of built in wardrobes (one with a mirrored front), coving, a ceiling light point, and a door into the en-suite shower room. The en-suite shower room has a shower cubicle with an electric shower, a wash hand basin, and a wc. There is spot lighting, a heated towel rail, part panelled walls, and laminate flooring.

Bedroom two has a window to the rear, a radiator, coving, and spot lighting.

Bedroom three has a window to the front, a radiator, a ceiling light point with a ceiling rose, and coving.

Bedroom four has a window to the rear, a range of built in wardrobes, coving, and spot lighting.

Currently used as a study, bedroom five has a window to the rear, a built in storage cupboard, a radiator, and coving.

Completing the accommodation, the family bathroom has a P-shaped bath with a rainfall shower over, plus a vanity unit incorporating a wash hand basin with a mixer tap over, and a wc. There is a window to the side, laminate flooring, a heated towel rail, part tiled walls, and spot lighting.

OUTSIDE

At the front of the property the driveway provides off road parking for up to two vehicles. There is a lawned garden adjacent, with mature shrubs, and a block paved pathway to the entrance door. (The GARAGE has been converted, and divided to provide a living room, and a storage area).

The rear garden includes a large block paved patio seating area, a further patio seating area, a good size lawn, and mature shrubs. Fully enclosed, the garden has an external light, and an external tap.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,073.23.

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.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.

