



22 Killerton Park Drive,  
West Bridford, NG2 7SB



# 22 Killerton Park Drive, West Bridgford, NG2 7SB

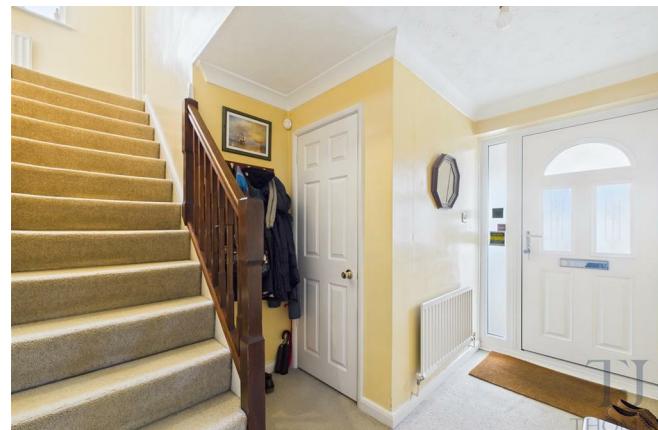
This detached family home provides accommodation arranged over two floors including; an entrance hallway, a kitchen, a living room, a dining room with patio doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a driveway and garage providing off road parking.

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 £397,500





#### ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a radiator, coving, and doors opening to the kitchen, the living room, and the ground floor wc.

The ground floor wc has a wc, and a wall mounted wash hand basin with a tiled splash back. There is a UPVC opaque double glazed window to the front, and a radiator.

The kitchen has a range of wall and base units, tiled splash backs and roll edge work surfaces, a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, plus an integrated oven and grill, and a gas hob with an extractor hood over. There is a UPVC double glazed window to the front, a radiator, carpet tiles floor covering, serving hatch access to the dining room, and a UPVC door opening to the side.

The dining room has a radiator, coving, sliding patio doors (with built in blinds) opening to the rear garden, and double doors opening into the living room.

The living room has a UPVC double glazed bow window to the rear, a radiator, coving, an exposed brick fireplace with a gas fire and a tiled hearth.

On reaching the first floor, the landing has a UPVC opaque double glazed window to the side, an airing cupboard, a radiator, a loft access hatch (with a pull down ladder), and doors into all four bedrooms, and the family bathroom.

Bedroom one has a UPVC double glazed window to the rear, a radiator, fitted wardrobes, and access to an en-suite shower room. The en-suite shower room has a wc, a pedestal wash hand basin, and a shower enclosure. There is a UPVC opaque double glazed window to the side, part tiling to the walls, a radiator, and a shaver socket.

Bedroom two has a UPVC double glazed window to the rear, and a radiator.

Bedrooms three and four each has a UPVC double glazed window to the front, and a radiator.

Completing the accommodation, the family bathroom has a wc, a pedestal wash hand basin, and a panelled bath with a shower attachment over. There is a UPVC opaque double glazed window to the front, part tiling to the walls, a radiator, and a shaver socket.

#### OUTSIDE

At the front of the property there is a lawned garden, with mature shrubs and plants, a pathway (with a courtesy light) to the entrance door, and gated access to the rear garden.

The driveway provides off road parking, and in turn gives access to the GARAGE (with an up and over door, power and light connected, and also housing the boiler).

The rear garden is timber fence enclosed and includes; a patio seating area, a lawned area, a variety of established plants and shrubs, and a pergola.

#### Agent Note

We have been advised that the property contains 'Open-cell Spray Foam Insulation' Contact Thomas James for further information.

#### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,514.46.

#### Referral Arrangement Note

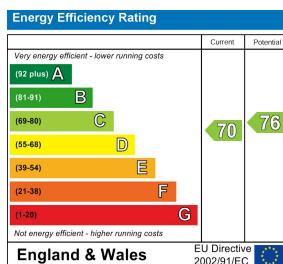
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.