



61 Nearsby Drive,
West Bridgford, NG2 6LA

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This mid terraced home provides accommodation arranged over two floors which includes an entrance hall, a spacious living/dining room with sliding doors opening to the rear garden, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms and the bathroom.

Benefiting from gas central heating and double glazing, the property has enclosed gardens to the rear, further gardens to the front, plus a driveway and integral garage providing off road parking for a number of vehicles.

Situated in the sought after South Nottinghamshire suburb of West Bridgford, the property is within easy reach of excellent local facilities including highly regarded schools, shops, restaurants, churches and the National Water Sports Centre at Holme Pierrepont. Main road routes give access to Nottingham City Centre.

In need of modernisation throughout, the property offers scope for improvement, and will make a superb family home.

Offers Over £265,000





Directions

Nearsby Drive can be located off Rufford Way, West Bridgford.

GROUND FLOOR ACCOMMODATION

Entrance Door

Opening to the:-

UPVC Entrance Porch

UPVC double glazed windows to the front and side elevations, wall light, internal glazed door opening to the:-

Entrance Hall

Radiator, ceiling spot light, door into the living/dining room and sliding door to the kitchen.

Kitchen

Fitted with a range of wall and base units, tiled splash backs and roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for an electric cooker.

Double glazed window to the front elevation, ceiling light point, serving hatch to living/dining room, radiator.

Living/Dining Room

Two radiators, two ceiling light points, stairs off to the first floor, double glazed sliding doors with windows adjacent, opening to the rear.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, loft access hatch, storage cupboard housing the Gloworm boiler, shelved airing cupboard housing the water cylinder, doors into three bedrooms, and the family bathroom.

Bedroom One

Double glazed window to the front elevation, radiator, ceiling light point, built in double wardrobe.

Bedroom Two

Double glazed window to the rear elevation, radiator, ceiling light point, built in double wardrobe.

Bedroom Three

Double glazed window to the rear elevation, radiator, ceiling light point, built in storage cupboard with shelving.



Family Bathroom

Fitted with a low flush wc, a wash hand basin, and a bath with a mixer shower over.

Double glazed window to the front elevation, part tiled walls, ceiling light point, radiator, built in storage cupboard with shelving.

OUTSIDE

The driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the INTEGRAL GARAGE.

There is a lawned garden adjacent, and a pathway to the entrance door.

To the rear of the property, the enclosed garden includes a patio seating area, a lawned area, mature plants, bushes, and trees. A cobbled pathway leads through the garden, and there is a timber storage shed.

Integral Garage

With an up and over door to the front, power and light connected.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2022/2023 £1,701.59.

Referral Arrangement Note

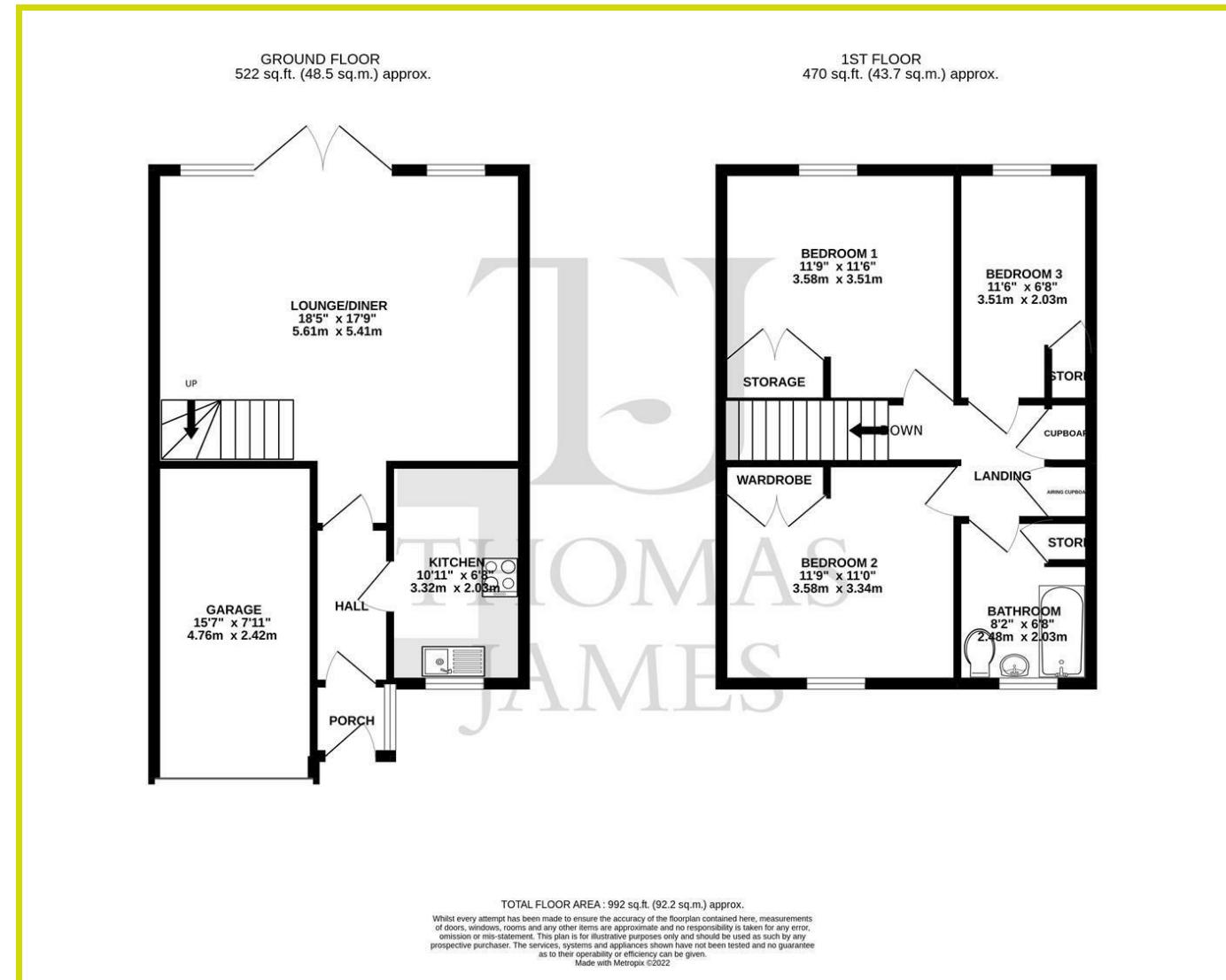
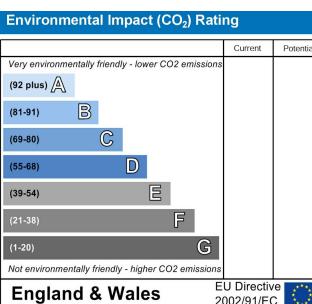
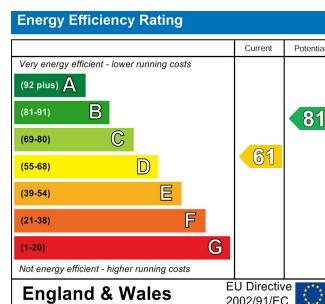
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