



16 Gresham Close,  
West Bridgford, NG2 7RQ

TJ  
THOMAS  
JAMES

# 16 Gresham Close, West Bridgford, NG2 7RQ

This immaculately well presented detached bungalow provides spacious accommodation including an entrance hall, a lounge, a kitchen with a range of built in appliances, two bedrooms with built in furniture, and a fitted shower room.

Benefiting from a security alarm, gas central heating, and double glazing, the property has a well maintained low garden to the rear, plus a driveway, car port and tandem 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 primary and secondary schools, shops, restaurants, parks, and sporting venues. Transport networks by road and tram, provide access to Nottingham city centre.

Viewing is highly recommended.

**Guide Price £375,000**





## ACCOMMODATION

The UPVC and glazed door at the front of the property opens to the entrance porch. From here, there is a door to the entrance hall. The entrance hall has a loft hatch, doors into two bedrooms and the bathroom, and a part glazed door opening to the lounge.

Overlooking the front, the lounge has a fire set in a feature surround, and glazed double doors opening to the kitchen.

Fitted with a range of wall, drawer and base units, the kitchen has built in appliances including a washing machine, a dishwasher, an oven, a Hotpoint microwave, and a Hotpoint electric hob with an extractor hood over. French doors open to the rear garden.

Bedroom one overlooks the front, whilst bedroom two overlooks the rear. Both have a range of built in bedroom furniture.

The accommodation is completed by the shower room, which is fitted with a three piece suite comprising a wc, a wash hand basin, and a large shower cubicle with a rainfall shower.

## OUTSIDE

The driveway provides off road parking for a number of vehicles, and in turn gives access to the CAR PORT and eventually the TANDEM GARAGE (with an up and over door, and a pedestrian door to the rear garden). There is access to the entrance door, and a stable style door to the rear garden.

The low maintenance rear garden is fully enclosed, and is laid to block paved areas, and gravelled beds with mature shrubs. There is an external tap.

## Council Tax Band D

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/025 £2,398.76.

## Referral Arrangement Note

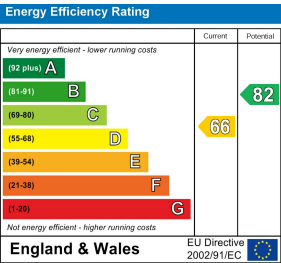
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