

£390,000 Offers Over
Blanford Gardens, West Bridgford

Benjamins

Because property is personal



BLANFORD GARDENS, WEST BRIDGFORD

Benjamins are delighted to bring to market this IMMACULATE AND MUCH IMPROVED four bedroom detached family home in this much sought after residential area within the ever popular West Bridgford with schooling for all ages, a range of local shops and nearby supermarkets with regular transport links into Nottingham by bus and tram.

With the benefit of gas central heating system and double glazing, the property briefly comprises: Entrance hall, living room, dining room, modern refitted kitchen, utility room, downstairs WC, Bedroom one with en-suite shower room, and a further three bedrooms and modern four piece family bathroom. Situated at the head of a cul de sac There are pleasant gardens to front and rear, integral garage and a driveway providing vehicle parking. An Internal viewing is highly recommended to appreciate the quality of this home.





- Immaculate Four Bedroom Detached House
- Gas Central Heating and Double Glazing
- Bedroom One with En-suite
- Living Room and Dining Room
- Three Further Bedrooms
- Modern Refitted Kitchen and Utility Room
- Modern Bathroom with Four Piece Suite
- Gardens Front and Rear, Garage and Driveway

4 Bedrooms / 2 Bathrooms / 2 Receptions

£390,000



Summary

Entrance Hall

Composite entrance door and glazed side panels. Inset ceiling spotlights and wall light fittings, hive heating control, radiator, polished tile flooring, stairs to the first floor and doors to :

Living Room 5.00m (16' 5") x 3.20m (10' 6")

Double glazed window to the front aspect. Two radiators, coving to ceiling, carpet to flooring, wall and ceiling light fittings and double doors giving access to the dining room.,

Dining Room 3.00m (9' 10") x 2.90m (9' 6")

Double glazed window to the side aspect. Radiator, coving to ceiling, carpet to flooring, ceiling light fitting, double glazed patio doors to the rear garden and door to the kitchen.

Fitted Kitchen 3.20m (10' 6") x 3.00m (9' 10")

Double glazed window to the rear aspect. Fitted with a range of modern high gloss wall and base units with wood effect work surfaces over with matching splashbacks, five ring gas hob with extractor over, integrated dishwasher and two Bosch electric ovens. One and a half bowl sink with mixer tap over and opaque glass drainer with brick effect splashbacks, plinth electric heater, wood effect flooring and double doors give access to the utility room.

Utility Room 3.00m (9' 10") x 1.50m (4' 11")

Upvc Double glazed door to the rear garden. Tiled effect laminate flooring, fitted units with roll top work surfaces over, plumbing for automatic washing machine, space for tumble drier, wall mounted central heating boiler with concealed magnaclean central heating filter above, space for American style fridge freezer.

Downstairs WC

Polished tiled flooring, low level wc and inset wash hand basin with cupboard below, brick effect part tiling to walls, inset ceiling spotlights, chrome heated towel rail and extractor.

Landing

Carpet to flooring, ceiling light fitting, access to the roof space, built in airing cupboard housing the hot water tank, shelving and electric shower pumps. Doors lead to the first floor accommodation.



Bedroom One 5.10m (16' 9") x 3.20m (10' 6")

Double glazed window to the front aspect. Carpet to flooring, ceiling light fitting, radiator and door to the en-suite shower room.

En-Suite Shower

Double glazed window to the front aspect. Inset ceiling spotlights tiling to walls and floor, fitted with a white suite to include wc, wash hand basin with mixer tap over and fully tiled shower cubicle.

Bedroom Two 3.50m (11' 6") x 3.10m (10' 2")

Double glazed window to the front aspect. Ceiling light fitting, radiator, carpet to flooring, generous over the stairs storage cupboard and recess with shelving.

Bedroom Three 2.90m (9' 6") x 2.30m (7' 7")

Double glazed window to the rear aspect. Radiator, carpet to flooring and inset ceiling spotlights.

Bedroom Four 2.90m (9' 6") x 2.00m (6' 7")

Double glazed window to the rear aspect. Carpet to flooring, radiator and ceiling light fitting.

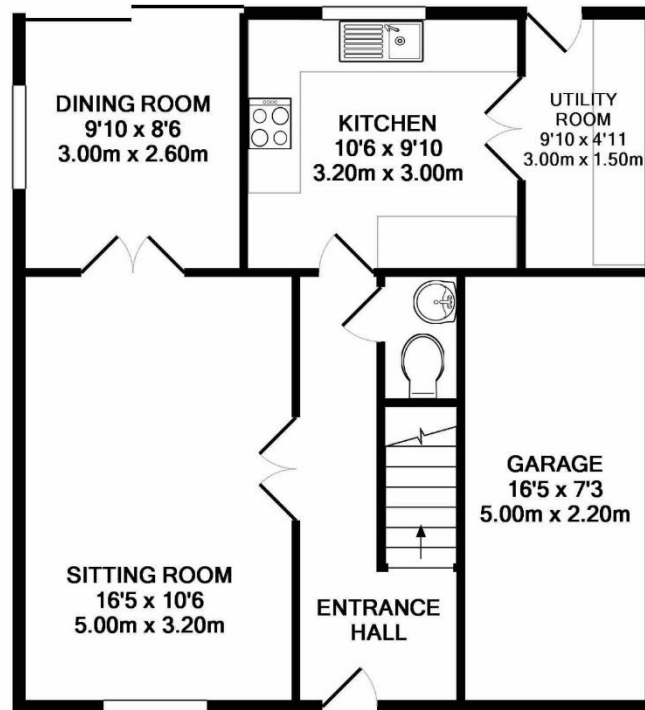
Family Bathroom 2.90m (9' 6") x 2.10m (6' 11")

Double glazed window to the rear aspect. Refitted with a white four-piece suite comprising panelled Jacuzzi bath with mixer tap, wash hand basin with mixer tap over, concealed cistern wc and fully tiled double shower with shower unit and jet system. Inset ceiling spotlights, fully tiled walls, illuminated extractor and chrome heated towel rail.

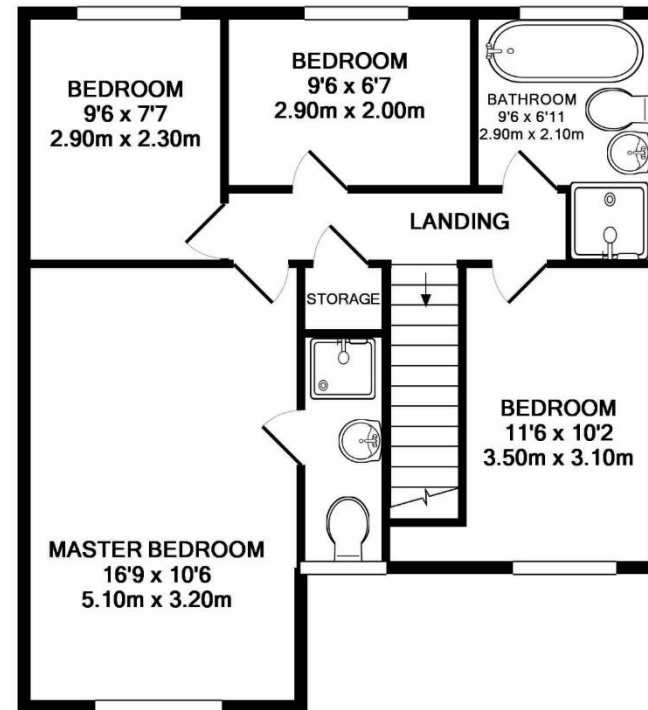
Outside

Situated within a cul-de-sac location, the property occupies a pleasant plot with lawn area to the front with driveway proving ample vehicle parking and giving access to the integral garage. Gated side access leads to the rear garden which is well screened and enclosed. Mostly laid to lawn with well planted borders with retaining sleepers. A Brick built shaped patio seating area is ideal for entertaining, there is a garden store and external water tap.

Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(58.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.7 SQ.M.)

24 BLANDFORD GARDENS, WEST BRIDGFORD, NOTTINGHAM, NG2 7UQ
TOTAL APPROX. FLOOR AREA 1183 SQ.FT. (109.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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