



**18 Westhouse Road, Bestwood Village,
Nottingham, Nottinghamshire NG6 8ZQ**

£450,000

Tel: 0115 9680268



- Four Double Bedrooms
- Driveway & Garage
- No Onward Chain
- Viewing Essential To Appreciate
- Stacked With Quality Extras
- Large 24ft Living Kitchen
- Living Room & Study
- Large Corner Plot

A stunning, sleek & stylish four-bedroom detached family home stacked full of high quality extras. This magnificent, spacious family home offers a wonderful amount of living space and stands proudly on arguably the best plot on this brand-new development by Langridge Homes. Our current vendor has added over £25,000 worth of quality additions to this home with upgraded flooring, kitchen and layout alterations to add a handy and well-placed home office. The property also comes equipped with a fully fitted EV charging point, full alarm system and a ten year home builders warranty.

The design itself is “The Fairford” described as one of the most sought-after homes on this development with only two more scheduled to be released before the completion of this development and not sign of any release yet, if you are in the market for a brand new family home that’s ready to move in and enjoy then look no further and skip the wait and arrange a viewing to truly appreciate what is on offer here.

The accommodation comprises a naturally light entrance hall that sets the tone from the off with access into a large lounge, bay fronted study/office, 24ft open plan living kitchen with a contemporary range of fitted units, downstairs WC and a handy generously sized utility room. To the first floor landing there are four double bedrooms including a master with fitted wardrobes and a modern en suite shower room. There is finally a substantial family bathroom.

Externally, as mentioned previously above stands in arguably one of the best plots on the development due to its substantial frontage and rear garden which is split perfectly from front to back with the front enjoying a substantial double width block paved driveway that runs toward an integral garage and a neatly maintained front lawn that perfectly softens the approach. To the rear of the property there is a surprisingly large garden for a home of its age which has secure fencing to all sides, central lawn, patio sitting area and additional space behind the garage perfect to conceal and hide the bins from the pleasing aesthetic out of the home itself.

ENTRANCE HALL

w: 5m x l: 1.98m (w: 16' 5" x l: 6' 6")

A perfect entrance to this magnificent home with a stylish and cotemporary timeless hard flooring that runs throughout the home. There is a radiator, LED ceiling spotlights and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.7m x l: 0.76m (w: 5' 7" x l: 2' 6")

With a low flush WC and a wash hand basin with chrome mixer tap. There is also ceiling lighting and a radiator.

OFFICE

w: 3.66m x l: 2.57m (w: 12' x l: 8' 5")

A well placed home office which has been taken off the lounge that still leaves a large living room and this excellent additional space which offers excellent versatility for either a home office, snug, playroom and even a formal dining space. There are ceiling spotlights, radiator and a double glazed bay window to the front elevation.

LIVING ROOM

w: 4.65m x l: 3.68m (w: 15' 3" x l: 12' 1")

A spacious 15ft living room with a radiator, ceiling spotlights and a double glazed French doors opening into the rear garden.

OPEN PLAN LIVING KITCHEN

w: 7.57m x l: 2.79m (w: 24' 10" x l: 9' 2")

A stunning example of modern living, this magnificent and well fitted open plan living kitchen offers plenty of space for even the larger family having a sleek range of ice white wall cupboards, base units and drawers with working surfaces over with inset Franke sink with central chrome mixer tap and additional added breakfast bar area. There is a whole host of integrated appliances including: oven, four ring gas hob with wall mounted stainless steel extractor hood over, integrated fridge/freezer and a dishwasher. There is also a double glazed window to the front elevation, array of LED ceiling spotlights, internal door into the integral garage and double glazed French doors opening into the rear garden.

UTILITY

w: 2.29m x l: 1.98m (w: 7' 6" x l: 6' 6")

A modern utility room fitted with matching units from the kitchen, Integrated washing machine, ceiling light point, radiator and an obscure double glazed door opening to the rear elevation.

FIRST FLOOR LANDING

w: 3.05m x l: 2.29m (w: 10' x l: 7' 6")

A large landing with double glazed window to the front which allows an abundant amount of natural light to pour into a usually dark area of many homes. There is a ceiling light point and a handy storage cupboard.

MASTER BEDROOM

w: 3.4m x l: 3.07m (w: 11' 2" x l: 10' 1")

A spacious master bedroom with full width range of sliding mirrored doors with inset hanging rails and shelving. There is also a radiator, ceiling light point, access into the en suite shower room and a double glazed window to the rear elevation.

EN-SUITE

w: 3.38m x l: 0.81m (w: 11' 1" x l: 2' 8")

With a three piece suite comprising a shower enclosure with internally plumbed chrome shower over. Wash hand basin with chrome mixer tap and a low flush WC. There is also a large heated towel radiator, ceiling lighting, majority tiled walls, extractor fan and an obscure double glazed window to the side elevation.

BEDROOM TWO

w: 3.1m x l: 2.84m (w: 10' 2" x l: 9' 4")

A second double bedroom with a ceiling light point and a double glazed window to the rear elevation.

BEDROOM THREE

w: 3.07m x l: 2.84m (w: 10' 1" x l: 9' 4")

A second double bedroom again benefiting from internally built wardrobes with inset hanging rails. There is also a ceiling light point and a double glazed window to the front elevation.

BEDROOM FOUR

w: 3.4m x l: 2.36m (w: 11' 2" x l: 7' 9")

A fourth and final double bedroom with a ceiling light point and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 2.26m x l: 1.93m (w: 7' 5" x l: 6' 4")

A delightfully finished family bathroom with neutral modern tiling with panelled bath with internally plumbed chrome shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a heated towel radiator, ceiling light point and an extractor fan.

OUTSIDE

Externally, as mentioned previously above stands in arguably one of the best plots on the development due to its substantial frontage and rear garden which is split perfectly from front to back with the front enjoying a substantial double width block paved driveway that runs toward an integral garage and a neatly maintained front lawn that perfectly softens the approach. To the rear of the property there is a surprisingly large garden for a home of its age which has secure fencing to all sides, central lawn, patio sitting area and additional space behind the garage perfect to conceal and hide the bins from the pleasing aesthetic out of the home itself.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

















Viewing by appointment only
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