



**1 Badger Close, West Bridgford, Nottingham,
Nottinghamshire NG2 7YT**

£400,000

Tel: 0115 9680268



- Detached Family Home
- Excellent School Catchments
- Quiet Cul-De-Sac
- Viewing Essential To Appreciate
- Dual Aspect Living Room
- Highly Sought After Location
- Open Plan Dining Kitchen
- Three Bedrooms

**** GUIDE PRICE £400,000 - £415,000 **** A beautiful home, in a spectacular location. This well presented, easy on the eye three bedroom detached property has been loved, enjoyed and immaculately maintained by the current owner since purchasing from new in 2018 and offers an excellent generously proportioned living space which benefits from a free flowing layout that is filled with a staggering amount of natural light that flows throughout the whole home itself with two generous dual aspect reception rooms, three bedrooms all with fitted wardrobes and a dual aspect master with well-proportioned en suite and also an additional external bonus of a converted garage which has added a further generously proportioned room which is currently in use a working from home office space but does offer a real versatility which could be utilised in any way you wish.

The location of this home is certainly one to enjoy coming situated at the start of the lovely quaint cul-de-sac of Badger Close, with this being the first home available for re-sale on the cul-de-sac since the development completion. Alongside this it comes closely located to a wealth of excellent amenities including bars, gyms and shops and within the catchment area of a handful of extremely highly regarded schools including West Bridgford junior & secondary school and Heymann & Jesse Greythorn Primary Schools.

The accommodation comprises an initial central entrance hall which is well thought out and designed having a handy storage cupboard, access into a downstairs WC, double doors opening into a dual aspect living room and open plan access which flows straight into the generously proportioned dining kitchen which is fitted with a sleek range of high gloss unit and integrated appliances. To the first-floor landing there are three bedrooms including a master with en suite shower room and a separate three-piece family bathroom.

Externally, the property stands proudly on the corner of the quiet residential cul-de-sac of Badger Close which lays host to this and only eight other residential properties giving it a quaint and select feel. The property itself benefits from a well worked plot having a neat and tidy frontage with generous driveway to the rear of the property that allows parking for multiple cars leading onto a converted garage which is split having an excellent office/garden room and the front being a handy storage space. There is also a sweeping brick boundary wall that privately encloses the well-proportioned garden which has two paved patio areas, raised decked sitting area and a well-maintained lawn.

ENTRANCE HALL

w: 3.78m x l: 1.35m (w: 12' 5" x l: 4' 5")

A fitting and inviting central entrance hall with a radiator, ceiling light point, two well placed storage cupboards, opening up to the rear with an open plan flow into the dining kitchen, double doors opening into the living room and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.6m x l: 0.94m (w: 5' 3" x l: 3' 1")

With two piece suite comprising a low flush WC and a wash hand basin with chrome mixer tap. There is also a radiator, ceiling light point, extractor fan and an obscure double glazed window to the front elevation.

LIVING ROOM

w: 4.75m x l: 2.92m (w: 15' 7" x l: 9' 7")

A 15ft well proportioned and beautifully light dual aspect living room with two ceiling light points, radiator, two double glazed windows to the side and one double glazed window to the front elevation.

OPEN PLAN DINING KITCHEN

w: 4.75m x l: 3.15m (w: 15' 7" x l: 10' 4")

As previously mentioned above this dining kitchen has a lovely spacious and airy feel flowing open plan directly off the entrance hall with a sleek range of high gloss wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl sink with drainer and chrome mixer tap. Integrated oven, four ring gas hob with concealed extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. There is also ceiling spotlights and a ceiling light point. Double glazed window to the front and double glazed French doors opening into the private rear garden.

FIRST FLOOR LANDING

w: 3.3m x l: 1.91m (w: 10' 10" x l: 6' 3")

With a ceiling light point, storage cupboard and a double glazed window to the side elevation.

MASTER BEDROOM

w: 4.01m x l: 3.18m (w: 13' 2" x l: 10' 5")

A dual aspect master bedroom having a range of high gloss fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and double glazed windows to the front and side elevations.

EN-SUITE

w: 3.25m x l: 1.35m (w: 10' 8" x l: 4' 5")

Having a three piece suite comprising a shower enclosure with wall mounted internally plumbed shower, wash hand basin with chrome mixer tap and a Low flush WC. There is also a radiator, majority tiled walls, ceiling lighting, extractor fan and an obscure double glazed window to the side elevation.

BEDROOM TWO

w: 3.12m x l: 2.77m (w: 10' 3" x l: 9' 1")

A second well proportioned bedroom again having a range of internally built wardrobes with inset hanging rails and shelving. There is a radiator, ceiling light point and a double glazed windows to the front & side elevations.

BEDROOM THREE

w: 2.67m x l: 2.03m (w: 8' 9" x l: 6' 8")

A third bedroom having an internally built bed and fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 2.08m x l: 1.78m (w: 6' 10" x l: 5' 10")

A neutral family bathroom having a three piece suite comprising a panelled bath with wall mounted electric shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a large chrome heated towel radiator, ceiling spotlights, an obscure double glazed window to the side elevation and an extractor fan.

OUTSIDE

Externally, the property stands proudly on the corner of the quiet residential cul-de-sac of Badger Close which lays host to this and only eight other residential properties giving it a quaint and select feel. The property itself benefits from a well worked plot having a neat and tidy frontage with generous driveway to the rear of the property that allows parking for multiple cars leading onto a converted garage which is split having an excellent office/garden room and the front being a handy storage space. There is also a sweeping brick boundary wall that privately encloses the well-proportioned garden which has two paved patio areas, raised decked sitting area and a well-maintained lawn.

OFFICE

w: 3.51m x l: 2.62m (w: 11' 6" x l: 8' 7")

An excellent addition being this converted office/garden room. There is ceiling spotlights and double glazed French doors opening into the rear garden.

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.

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.





















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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