



Marketed by EweMove Beeston & Long Eaton

£375,000  
4 Bedroom Detached House  
118 Walcote Drive Nottingham NG2 7GY

Call (24/7) 0115 824 1008





## Overview

This delightful extended 4 Bedroom Detached family home benefitting from NO UPWARD CHAIN could be perfect for you. Tucked away on this quiet residential street, this home truly has it all when it comes to modern family living. Close to the thriving town centre of West Bridgford with its excellent schools as well as great commuter links. Call Now 24/7 or Book a Viewing instantly online.

## Details

- No Upward Chain
- Significantly Extended
- Brand New Kitchen
- Four Well Proportioned Bedrooms
- Wonderful Family Home
- Call NOW 24/7 or book instantly online to View







## Accommodation

EweMove are proud to offer this extended 4 Bed Detached family home situated within a highly sought after area of West Bridgford.

With an interesting and pleasing layout, decorated stylishly throughout and boasting four well-proportioned bedrooms, this property would make the ideal family home.

Step into the hall and immediately to your left is the lounge/diner which is a fabulous size, double doors flow seamlessly through to the rear garden, making this an extremely bright and airy space. Straight ahead is home to the immaculate kitchen area which caters to all needs by providing enough space for cooking as well as extra storage space for appliances. There is also a useful utility room, and beyond a superbly lit family room, a versatile space which could be used for a variety of purposes.

The upstairs of the property certainly does not disappoint either. The extended master bedroom is cosy while being very generous in size with views to both the front and fantastic velux windows above. There is also a walk in wardrobe area and a fabulous en-suite to the rear. Along the landing there are 2 further generous double bedrooms, along with a good sized single bedroom. Upstairs also houses the modern family bathroom.

In recent years, the property has been developed to an exceptional standard by its current owner, making this house an ideal all rounded family home. Not to mention the substantial plot, providing ample garden space as well as off road parking, this Bridgford detached home truly is a great find...

West Bridgford is an increasingly popular place to both

live in and visit. Ideally situated to the south of Nottingham over Trent Bridge it offers countryside on your doorstep as well as housing all the major sporting arenas of Nottingham for Football, Cricket and Water Sports. There is a thriving cafe culture with high end restaurants and bars that allow for a fantastic evening scene. Throw in an M&S and all the shops and amenities you could wish for, including a lovely library and park, and this really is the place to be.

This home includes:

- **Porch**

met via composite double glazed front door, frosted upvc double glazed windows to front, tiled flooring

- **Entrance Hall**

pvc double glazed front door, laminated flooring, radiator, access to first floor, understairs storage cupboard

- **Lounge Diner**

*3.32m x 7.71m (25.5 sqm) - 10' 10" x 25' 3" (275 sqft)*

wooden flooring, x2 radiators, feature fireplace, upvc double glazed window to front, upvc double glazed patio door to rear

- **Kitchen**

*3.15m x 2.91m (9.1 sqm) - 10' 4" x 9' 6" (98 sqft)*

Kitchen: lined with a range of modern wall and base units with worktops over, inset oven, induction hob with extractor over, sink with single drainer, space for fridge/freezer, vinyl flooring, upvc double glazed windows to rear, (3.15 x 2.91)

- **Utility Room**

*2.38m x 2.88m (6.8 sqm) - 7' 9" x 9' 5" (73 sqft)*

Utility: tiled flooring, base units with worktops over, inset sink unit, plumbing for washer machine and space for dryer, wall mounted combi boiler, radiator, upvc double glazed window and door to side (2.38 x 2.88)

- **WC**

low flush wc, radiator, wash basin, tiled flooring, frosted upvc double glazed window to rear

- **Study**

*2.41m x 3.38m (8.1 sqm) - 7' 10" x 11' 1" (87 sqft)*

tiled flooring, radiator, upvc double glazed window to front



- **Landing**

carpeted, skylight, access to loft

- **Bedroom (Double) with Ensuite**

2.4m x 4.78m (11.4 sqm) - 7' 10" x 15' 8" (123 sqft)

laminated flooring, radiator, upvc double glazed window to front, x2 velux windows, walk in wardrobe area leading to: en suite with three piece suite comprising of wash basin, low flush wc and large walk in shower cubicle with waterfall shower head over, tiled walls and flooring, chrome heated towel rack, extractor fan and frosted upvc double glazed window to rear

- **Bedroom 2**

3.33m x 3.75m (12.4 sqm) - 10' 11" x 12' 3" (134 sqft)

wooden flooring, radiator, fitted wardrobes, upvc double glazed window to front

- **Bedroom 3**

3.4m x 3.2m (10.8 sqm) - 11' 1" x 10' 5" (117 sqft)

laminated flooring, radiator, fitted wardrobes, upvc double glazed window to rear

- **Bedroom 4**

2.56m x 2.33m (5.9 sqm) - 8' 4" x 7' 7" (64 sqft)

carpeted, radiator, upvc double glazed window to front

- **Bathroom**

modern three piece suite comprising of wash basin, low flush wc and paneled bath with shower over, chrome heated towel rack, tiled walls and flooring, extractor fan, airing cupboard, frosted upvc double glazed window to rear

- **Rear Garden**

tiered rear garden predominantly laid to lawn, lined with a variety of mature trees, hedges and shrubs. There is two separate patios at the top and bottom of the garden to enjoy at varying times of the day. There are also raised flower beds and a greenhouse, for storage there is a timber shed and a bike store.

- **Front Garden**

predominantly laid to lawn with various mature plants and shrubs, paved driveway to side providing off road parking for at least two vehicles (potential for further should you deem necessary)

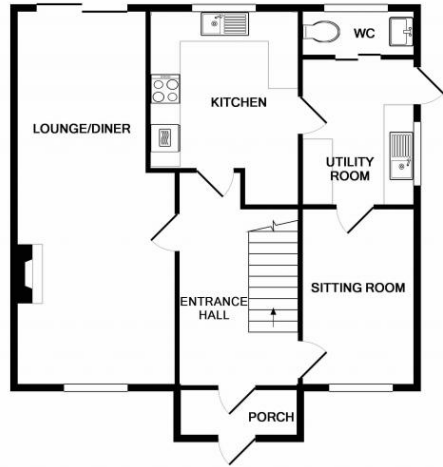
Please note, all dimensions are approximate / maximums and should not be relied upon for the

purposes of floor coverings.

**Marketed by EweMove Sales & Lettings (Beeston & Long Eaton) - Property Reference 19279**



# Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 707 SQ.FT.  
(65.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 674 SQ.FT.  
(62.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1380 SQ.FT. (128.2 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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SITE PLAN

## Floorplans



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Disclaimer

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