



MULBERRY CLOSE, COMPTON ACRES

£270,000

FREEHOLD

Three bedroomed detached house



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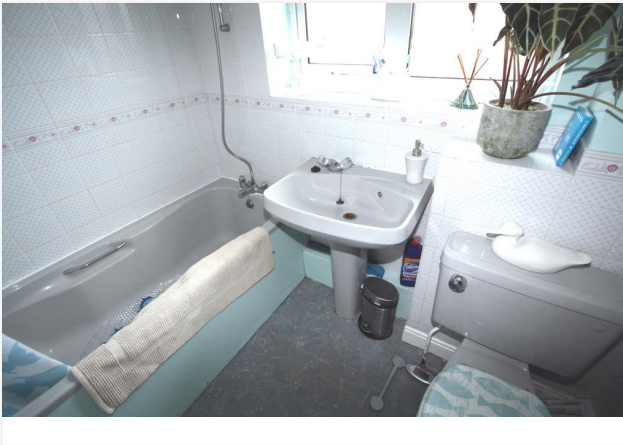
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INTRODUCTION TO THE PROPERTY:

Three bedroomed detached house on Compton Acres. Cloakroom/Wc, Lounge, Dining Room, Kitchen, Utility, Bathroom, Single Garage, Garden. GCHS. DG.





ACCOMMODATION:

Hall - Double glazed entrance door, radiator with shelf over, dado rail, stairs to first floor with cupboard under.

Cloakroom/Wc - WC, basin with tiled splash back, radiator.

Lounge - 13'4" x 11'4" (4.06m x 3.45m) Gas fire with coal effect gas fire set in Adam style fire surround, 2 radiators, coving, provision for wall lights, double doors to :-

Dining Room - 10'11" x 9'11" (3.33m x 3.02m) Radiator, coving, double glazed patio door to rear garden.

Kitchen - 10'1" x 9'9" (3.07m x 2.97m) Extensive range of farmhouse style fitted base and wall cupboards, roll top work surfaces, tiled splash backs, four ring gas hob with extractor hood, oven beneath, inset one and a half sink, radiator, door to :-

Utility - 9'9" x 5'2" (2.97m x 1.57m) Sink set in work surface, base and wall cupboards, space for appliances, radiator doors to garage and garden.

Landing - Access to roof space, dado rail, airing cupboard.

Bedroom 1 - 12' x 11'6" (3.66m x 3.5m) Radiator.

Bedroom 2 - 11'3" x 10'11" (3.43m x 3.33m) Radiator, laminate floor.

Bedroom 3 - 9' x 7'8" (2.74m x 2.34m) Radiator, laminate floor.

Bathroom - 6'11" x 5'5" (2.1m x 1.65m) Three piece suite of bath with mixer tap and hand held shower attachment, hand basin, WC, radiator, part tiled walls.

Single Garage - 16'11" x 7'10" (5.16m x 2.39m) Up and over door, power and light.

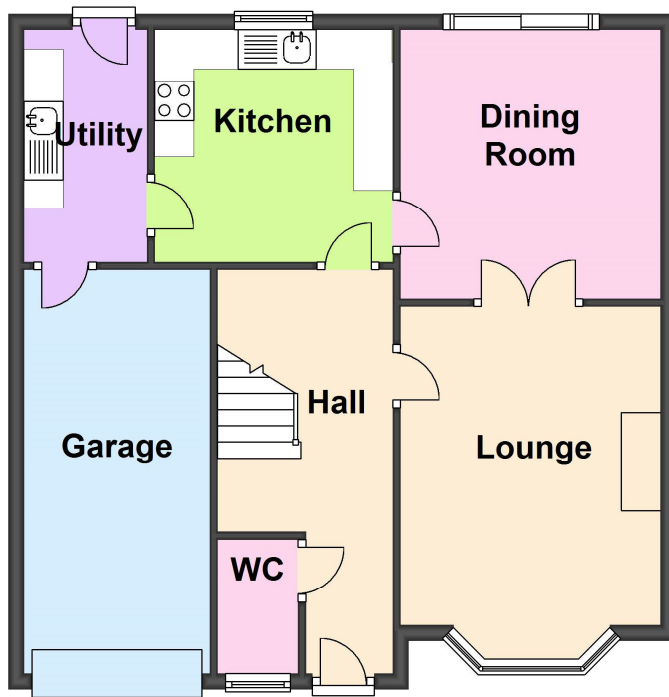
Garden - The house sits on a corner plot with the majority of the garden to the rear. Paved patio, raised ornamental pond and lawn all enclosed by brick wall and timber fencing.

General Information - The district centre is Compton Acres Shopping Centre, which has a variety of general stores including a Tesco express supermarket as well as a doctors' surgery, dentist, optometrist, Chinese takeaway, Indian Restaurant, hairdresser, pharmacy, two charity shops, pizza shop, the Old Colonial pub and Dibley's cafe. Further up Compton Acres is another pub, The Apple Tree. There are plans for a large Sainsbury's superstore on the site of the old Chateau public house, between The Becket School and Roko Health Club. The Nottingham Emmanuel School and The Becket School are two new secondary schools now located in Compton Acres, opened in 2008/2009. Greythorn Primary School was built in 1988 and completed in 2000. The Nottingham Express Transit (tram system) runs along the disused railway line, opened in 2015.[1]

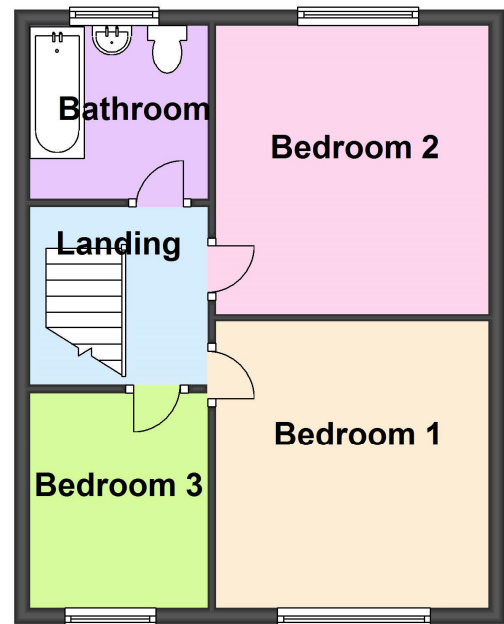
Directions - Travel out of West Bridgford by the river on Wilford Lane and after the Roko Health Club turn left into Compton Acres. Mulberry Close is then a turning on the right.



Ground Floor



First Floor



Winkworth Nottingham - 0115 9814481.
Plan produced using PlanUp.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

AGENTS NOTES:

Prospective buyers should ask their legal representative to check that appropriate Building Regulation/Planning Consent or necessary certification has been given for any alterations or extensions made to this property.

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