



30 Killerton Park Drive | West Bridgford | Nottinghamshire | NG2 7SB





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Located on the highly sought after Compton Acres development in West Bridgford, this well presented detached family home provides spacious accommodation arranged over two floors including an entrance hall, lounge, dining room, further reception room, w/c, breakfast kitchen and utility room to the ground floor, with the first floor landing giving access to four good sized bedrooms (en-suite bathroom to the master), and the family bathroom.

Benefiting from gas central heating and double glazing, the property boasts well maintained gardens to the front and rear, with a large block paved driveway and an integral garage providing off road parking for multiple vehicles.

The property enjoys easy access via main road routes and local transport links including a NET tram stop nearby to Nottingham City Centre, the Queens Medical Centre, M1 and East Midlands airport, and is close to a wealth of local facilities including The West Bridgford Academy, plus shops, restaurants and bars.

Viewing is highly recommended.





## GROUND FLOOR ACCOMMODATION

### UPVC Entrance Door

With a glazed panel, leading into the:-

### Entrance Hall

Stairs rising to the first floor, under-stairs storage cupboard, laminate flooring, spot lighting, dado rail, radiator, and doors leading to the lounge, breakfast kitchen, reception room and the:-

### Ground Floor W/C

Fitted with a two piece suite comprising a low level flush w/c and a wash hand basin.

Tiled flooring, centre ceiling light, radiator and a double glazed window to the front elevation.

### Reception Room/Bedroom 5

(Converted from part of the integral garage and currently used as an extra bedroom).

Double glazed window to the front elevation, spot lighting, coving to ceiling, dado rail, radiator.

### Breakfast Kitchen

KITCHEN AREA:-Fitted with a range of wall, drawer and base units with under cabinet lighting and roll top work surfaces over, 1 & 1/2 bowl stainless steel sink and drainer unit with mixer tap, integrated appliances including an electric NEFF hob with an extractor hood over, electric oven and dishwasher. Spot lighting, tiled flooring, radiator, a double glazed window to the rear elevation, a door giving access to the UTILITY ROOM and open access to the:-

BREAKFAST AREA:- Fitted with a further range of wall, drawer and base units. Spot lighting, continuation of tiled flooring, radiator, French doors leading out to the rear garden and a door giving access to the DINING ROOM.

### Utility Room

Fitted with base and drawer units, sink unit with mixer tap, space and plumbing for a washing machine, space for a tumble dryer, a door giving access to the INTEGRAL GARAGE and a door leading out to the rear garden.

### Lounge

Double glazed bay window to the front elevation, double glazed window to the side elevation, feature gas fire set in a marble surround, dado rail, wall lighting, coving to ceiling, and sliding double doors leading through to the:-

### Dining Room

Laminate flooring, dado rail, coving to ceiling, radiator and French doors leading out to the rear garden.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Double glazed window to the side elevation, spot lighting, loft access hatch, and doors leading to four bedrooms and the family bathroom.

### Bedroom One

Double glazed window to the rear elevation, centre ceiling light, radiator and a door giving access to the:-

### En-Suite Bathroom

Fitted with a three piece suite comprising a low level flush w/c, wash hand basin, and a P shaped bath with a shower over. Tiled flooring, medicine cabinet, spot lighting.

### Bedroom Two

Double glazed window to the front elevation, dado rail, laminate flooring, spot lighting, radiator.

### Bedroom Three

Double glazed window to the front elevation, centre ceiling light, dado rail, radiator.





### Bedroom Four

Double glazed window to the rear elevation, radiator.

### Family Bathroom

Fitted with a three piece suite comprising a low level flush w/c, wash hand basin, and a P shaped bath with a shower over. Tiled flooring, tiling to walls, heated towel rail, mirrored medicine cabinet, spot lighting, and a double glazed window to the side elevation.

### OUTSIDE FRONT

To the front of the property there is a block paved driveway providing off road parking for several vehicles and giving access to the INTEGRAL GARAGE and front entrance door. There is an adjacent shaped lawn and gravelled area, plus side gated access to the rear garden and external lighting.

### Integral Garage

With an up and over door to the front, loft access hatch, and housing the combination boiler.

### OUTSIDE REAR

The rear garden is fully enclosed and includes a block paved patio area with a shaped lawn beyond. There are attractive raised beds, plus an external light and tap.

### Disclaimer Notes

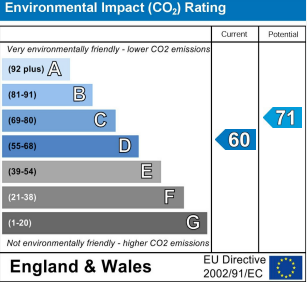
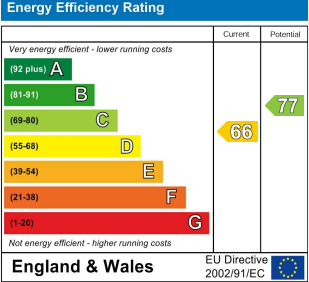
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### Directions

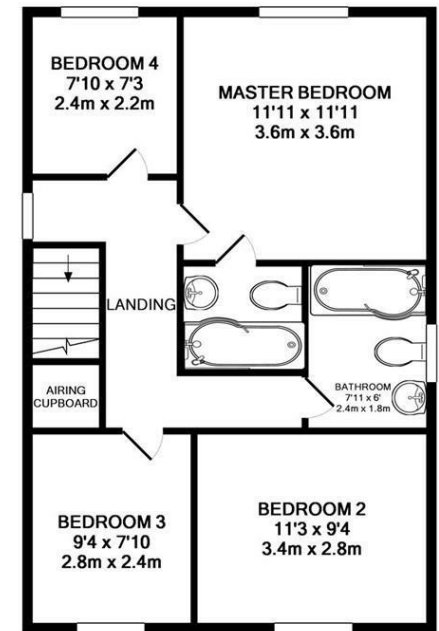
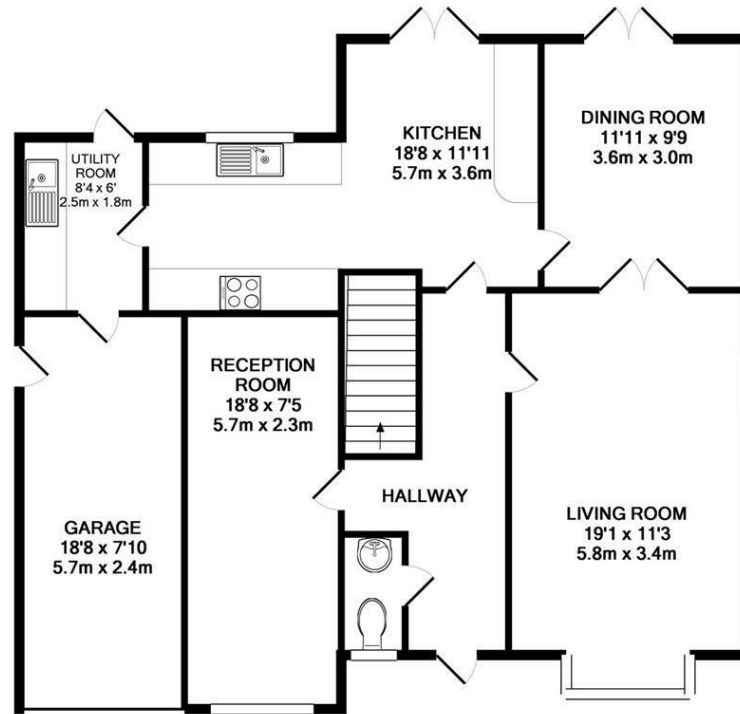
Killerton Park Drive can be located from Compton Acres, West Bridgford.











TOTAL APPROX. FLOOR AREA 1537 SQ.FT. (142.8 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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