



46a South Road | West Bridgford | Nottinghamshire | NG2 7AH



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Situated in the popular South Nottinghamshire suburb of West Bridgford, this detached family home provides spacious accommodation arranged over two floors including an entrance hall, large lounge, separate dining room, conservatory opening out into the rear garden, breakfast kitchen and w/c to the ground floor, with the first floor landing giving access to four bedrooms and the family bathroom.

Benefiting from UPVC double glazing, gas central heating, security alarm and solar panels to the roof, the property boasts private mature garden to the rear, with a block paved driveway and single garage to the front providing off road parking for several vehicles.

The property is within easy reach of excellent facilities including the tram network, sought after schools, shops, restaurants, churches and the National Water Sports Centre at Holme Pierrepont, the homes of Nottingham Forest and Nottingham County Football Clubs and the historic Trent Bridge Cricket Ground.

Viewing is highly recommended.

### OFFERS AROUND £385,000



## Directions

South Road can be located off Loughborough Road (A60) West Bridgford.

This spacious accommodation is arranged over two floors:-

## GROUND FLOOR ACCOMMODATION

### Entrance Porch

UPVC double glazed entrance door with two glazed side panels, laminate flooring, centre ceiling light point, door giving access into the:-

### Entrance Hallway

Laminate flooring, centre ceiling light point, under stairs storage area, door into the:-

### Dining Room

UPVC double glazed window to the front elevation, ceiling spotlights, radiator.

### Breakfast Kitchen

Fitted with a range of wall, drawer and base units, one and half stainless steel sink unit with mixer tap, built-in single John Lewis oven, built-in microwave, built-in four ring Zanussi hob, space and plumbing for both a washing machine and dishwasher, space for a fridge and separate freezer.

UPVC double glazed window to the front elevation, fitted blind, radiator, door leading out into the rear garden.

### Ground Floor W/C

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

UPVC double glazed window to the side elevation, vinyl flooring, centre ceiling light point, radiator.

## Lounge

UPVC double glazed sliding window to the rear elevation, feature gas fire set on a marble hearth with marble inset and a wooden surround, radiator, two centre ceiling light points, UPVC double glazed patio doors into the:-

## Conservatory

UPVC and brick construction with tiled flooring, roof blinds, wall lighting, radiator.

UPVC double glazed French doors opening to the rear garden.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

A split landing with UPVC double glazed window to the side elevation, loft hatch access, drop down ladder and boarding for storage, centre ceiling light point.

Airing cupboard housing the water tank, doors giving access to four bedrooms and the bathroom.

### Bedroom One

UPVC double glazed window to the rear elevation, built-in wardrobes with top boxes over, centre ceiling light point, radiator.

### Bedroom Two

UPVC double glazed window to the front elevation, wall shelving, centre ceiling light point, radiator.

### Bedroom Three

UPVC double glazed window to the rear elevation, centre ceiling light point, radiator.

### Bedroom Four

Currently used as a study, UPVC double glazed window to the front elevation, centre ceiling light point, coving to ceiling, radiator.





### Bathroom

Fitted with a three piece suite comprising a bath with electric shower over, a low flush w/c, and a wash hand basin incorporated into vanity unit.

UPVC double glazed window to the side elevation, heated towel rail, centre ceiling light point, loft hatch access.

### OUTSIDE

The blocked paved driveway with shrub borders at the front of the property provides off road parking for two vehicles and in turn gives access to the INTEGRAL SINGLE GARAGE.

The rear garden is fully enclosed and includes a small patio area, mature shrub borders, fruit tree, and a gravelled area with a vegetable patch. The garden has a timber storage shed and tap.

A side gate provides pedestrian access to the front of the property.

### Single Garage

Up and over door, door to the rear elevation leading out to the garden.

### Solar Panels

The property benefits from 10 solar panels.

### Sales Particulars

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor.

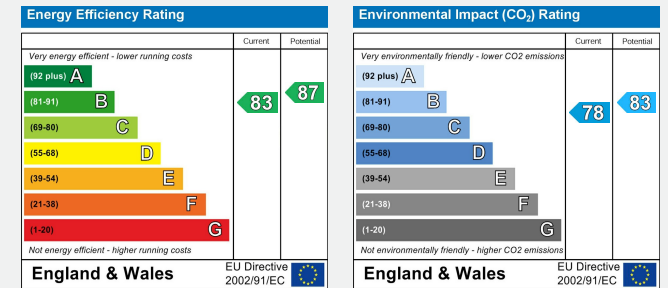
### Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract.

Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

### Money Laundering

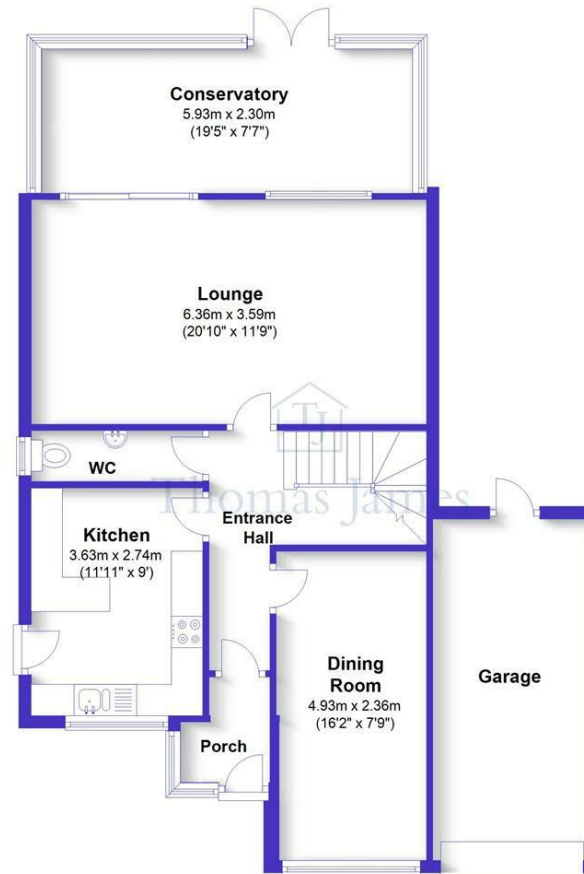
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.





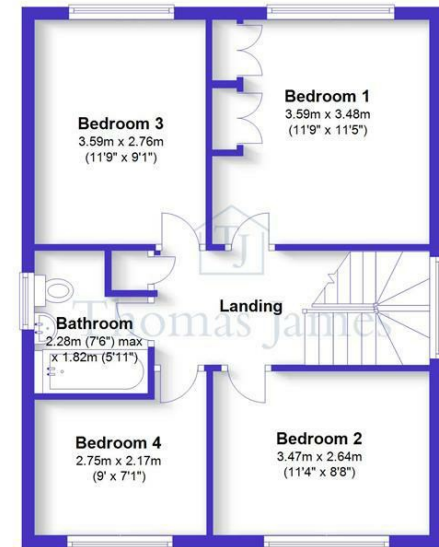
### Ground Floor

Approx. 87.6 sq. metres (943.2 sq. feet)



### First Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



Total area: approx. 139.8 sq. metres (1504.9 sq. feet)



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