



134B Greythorn Drive | West Bridgford | Nottinghamshire | NG2 7GA



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This superb Lowesby detached family home, is situated on the NG2 development of Bellway Homes, on Greythorn Drive, West Bridgford. The property is within walking distance of excellent facilities including highly regarded primary and secondary schools, shops, restaurants and parks, and of transport networks by road and tram, to the city centre.

The spacious home enjoys multiple upgrades and provides accommodation which comprises an entrance hallway, dining kitchen with French doors opening onto the rear garden, living room, utility room and a cloakroom to the ground floor, with the first floor landing giving access to four good size bedrooms (master with an en-suite shower room) and the modern family bathroom.

Benefiting from UPVC double glazing and gas central heating, the property has a bronze flooring package and a curtains and blinds package. The property also boasts an attractive enclosed private garden at the rear, an open plan garden to the front, plus a driveway and integral single garage.

Viewing Highly Recommended.

ASKING PRICE £418,000



GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Giving access into:-

Entrance Hallway

Under-stairs storage, centre ceiling light point, radiator, stairs rising to the first floor, doors giving access into the dining kitchen and the:-

Living Room

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

Dining Kitchen

KITCHEN AREA:- Fitted with a range of wall, drawer and base units with work surfaces over, inset one and a half bowl stainless steel sink with mixer tap, built in electric oven, built-in gas hob with extractor fan over, integrated appliances include:- dishwasher and fridge/freezer. UPVC double glazed window to the rear elevation, open access to the:-

DINING AREA:- Ceramic flooring, UPVC double glazed French doors opening out into the rear garden.

Utility Room

Stainless steel sink unit with mixer tap, ceiling spotlights, space and plumbing for a washing machine, door into:-

Cloakroom

Fitted with a low level flush w/c and a wash hand basin. Ceiling spotlights.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Airing cupboard, storage cupboard, doors giving access to the four bedrooms and the family bathroom.

Master Bedroom

UPVC double glazed window to the front elevation, built-in wardrobes, centre ceiling light point, radiator, door into:-

En-Suite Shower Room

Fitted with a three piece suite in white comprising a shower enclosure with a mains fed shower, a wash hand basin, and a low level flush w/c.

UPVC double glazed window to the front elevation, partial tiling to walls, ceiling spotlights, ceramic tiled flooring.

Bedroom Two

UPVC double glazed window to the front elevation, built-in wardrobes, centre ceiling light point, radiator.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

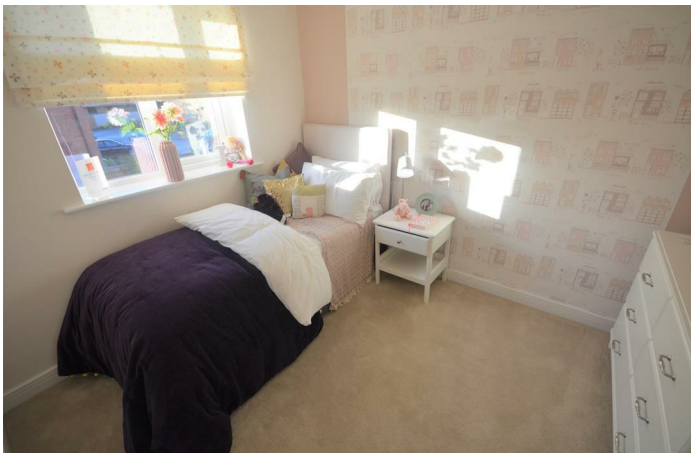
Fitted with a four piece suite in white comprising a panelled bath with mixer tap, a wash hand basin, a separate shower enclosure with mains fed shower, and a low level flush w/c.

UPVC double glazed window to the rear elevation, partial tiling to walls, ceiling spotlights, ceramic tiled flooring.

Integral Garage

With an up and over door, power and lighting connected.





OUTSIDE

To the front of the property there is a driveway which provides off road parking for up to two vehicles and in turn gives access to the INTEGRAL SINGLE GARAGE.

Both the open plan front garden and enclosed rear gardens are laid mainly to lawn.

Sales Particulars

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

Disclaimer Notes

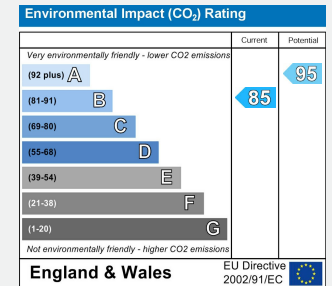
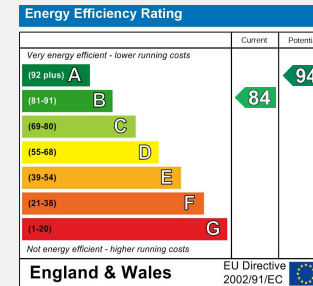
Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

Money Laundering

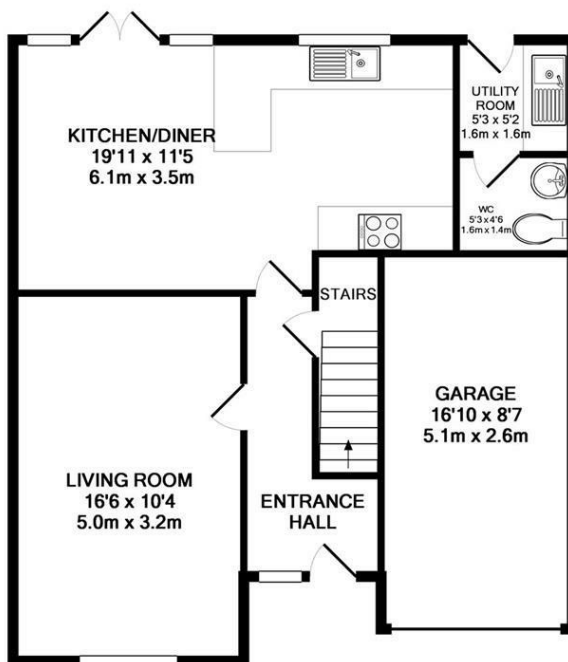
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior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

Directions

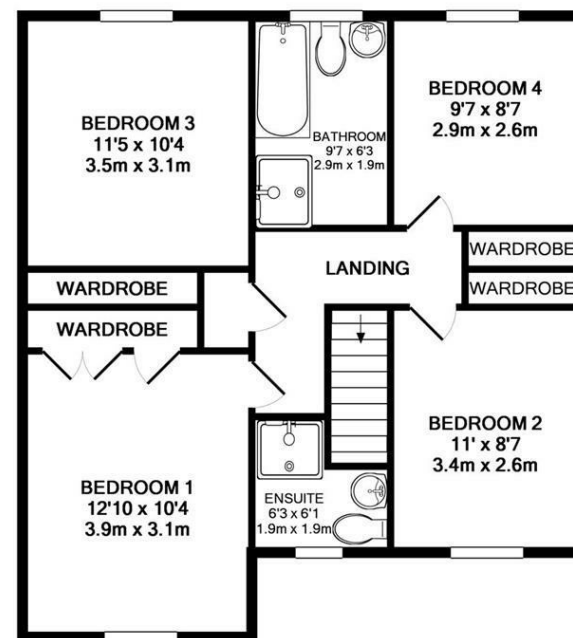
NG2 is located off Greythorn Drive, from Stanhome Drive and Loughborough Road (A60) West Bridgford.







GROUND FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(59.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1311 SQ.FT. (121.8 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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