

12 Bowscale Close, West Bridgford, Nottingham, NG2 6QZ



ROYSTON
& LUND



12 Bowscale Close, West Bridgford
Nottingham, NG2 6QZ
Guide price £375,000

A modern four bedroomed detached family home situated in the popular location of Gamston conveniently located to provide easy access into West Bridgford Town Centre and also lies within the catchment area for the good local primary and secondary schooling.

In brief the accommodation comprises entrance porch, reception hall, downstairs w.c. lounge with patio doors to the rear garden, dining room, kitchen, utility room.

Off the first floor landing are four bedrooms, with two of the bedrooms having an en-suite shower room plus a three piece family bathroom.

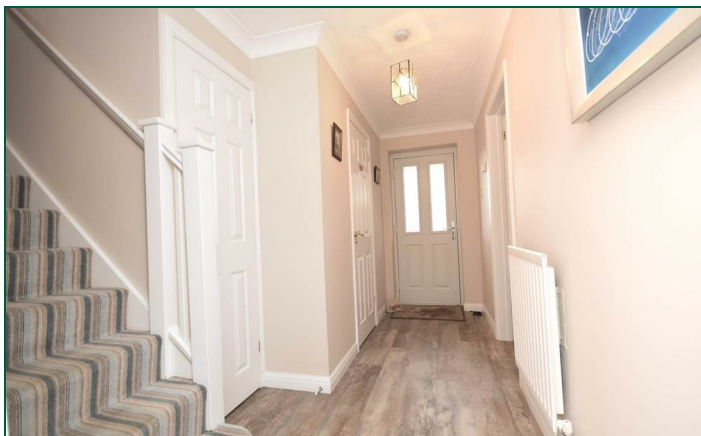
Outside, there is a double width driveway providing off road parking for two cars leading to the single integral Garage. There are landscaped southerly facing rear gardens which have slate shale bedding areas and a patio, Astro Turf lawn and raised bedding areas with hardstanding for garden shed

Call us today for your appointment to view





- Detached Family Home
- Four Bedrooms
- Lounge & Dining Room
- Kitchen & Utility room
- Two Bedrooms with En-suite Shower Rooms
- Family Bathroom
- Landscaped South facing gardens
- Double width driveway & Garage
- EPC C
- Viewing recommended



Directions

From our office in West Bridgford turn right onto Gordon Road which continues onto Trevor Road and at the T Junction turn left onto Valley Road at the crossroads take right turn onto Alford Road and on reaching roundabout take first exit onto Beckside following the road down turn left onto Whinlatter Drive and then take 2nd right onto Bowscale Close where the property can be found on the right hand side identified by our For Sale board

Accommodation

Composite double glazed front entrance door opening into the

Reception Hall

With wood effect Moduleo vinyl flooring, radiator, understairs cloak cupboard, stairs rising to the first floor, coving to ceiling and telephone point. Doors opening to

Downstairs WC

Fitted with a two piece white suite comprising low flush w.c and pedestal wash hand basin with chrome taps and tiled splashbacks, and opaque double glazed window to the front elevation

Lounge

15'10" x 13' (4.83m x 3.96m)

With double glazed window and patio doors which step out to and overlook the southerly facing rear garden, coving to ceiling, two radiators, tv point, cable point, and french doors opening into:

Dining Room

9'5" x 8'10" (2.87m x 2.69m)

With continuation of the wood effect Moduleo vinyl flooring, double glazed window offering views over the rear garden, coving to ceiling, telephone point

Kitchen

10'8" x 8'10" (3.25m x 2.69m)

Fitted with a range of wall and base units with work surfaces over incorporating stainless steel sink unit with chrome mixer tap over, set below a double glazed window offering views over the front garden, space for

oven, space for fridge, space for dishwasher, continuation of the wood effect Moduleo flooring, radiator, and door leading to the:

Utility Room

5'1" x 8'9" (1.55m x 2.67m)

With base units, and work surfaces over, inset stainless steel sink unit with chrome mixer tap over, tiled splashbacks, space for washing machine, and dryer and fridge freezer, continuation of the Moduleo wood effect vinyl flooring and replacement composite side entrance door, and radiator

First floor Landing

15'5" x 6'4" (4.70m x 1.93m)

Galleried landing with a double glazed window to the side elevation, radiator, airing cupboard housing the hot water cylinder, and doors opening to:

Bedroom One

13'4" x 9'2" (4.06m x 2.79m)

With two double glazed windows to the front elevation, radiator, built in wardrobes and door opening into:

En-suite Shower Room

Fitted with a three piece suite comprising walk in shower cubicle with electric shower and glass shower screen, pedestal wash hand basin, low flush w.c and part tiling to walls, and wall mounted towel radiator

Bedroom Two

14'4" at longest x 9'6" (4.37m at longest x 2.90m)

An L shaped room measured at longest point with double glazed window to the rear elevation radiator, and built in wardrobe and door giving access to:

En-suite Shower Room

Fitted with a three piece white suite comprising shower cubicle with electric shower over, glass shower screen, pedestal wash hand basin with chrome taps over, tiled splashbacks, low flush w.c and double glazed opaque window to the side elevation, radiator, extractor fan.

Bedroom Three

8'1"x 7'9" to wardrobe (2.46mx 2.36m to wardrobe)

With built in wardrobe/cupboard, double glazed window to the rear elevation, radiator

Bedroom Four

9'11" x 7'1" (3.02m x 2.16m)

With double glazed window to the rear elevation, and radiator

Family Bathroom

Fitted with a three piece white suite comprising panelled bath with electric shower over and glass shower screen, part tiling to walls, radiator, low flush w.c and pedestal wash hand basin with chrome taps over, tiled splashback, and mirror over.

Outside

To the front of the property there is a landscaped front garden with double width tarmac driveway offering off road parking for cars and which leads to the integral Garage and also to the front entrance door. The garden has a gravelled low maintenance frontage and a circular stone raised bed with tree and shrubs. The pathway leads to the gated side access which leads through to the rear garden with circular block paved patio which steps from the lounge, and with gravelled and slate shale areas with stepping stone path, and further stone raised bedding stepping upto the Astro Turf lawn which is surrounded by bedding with variety of plants trees and shrubs, hardstanding for garden shed, trellising for shrubs, and a mature Silver Birch tree at the rear. The garden is fully enclosed by fencing.

Services

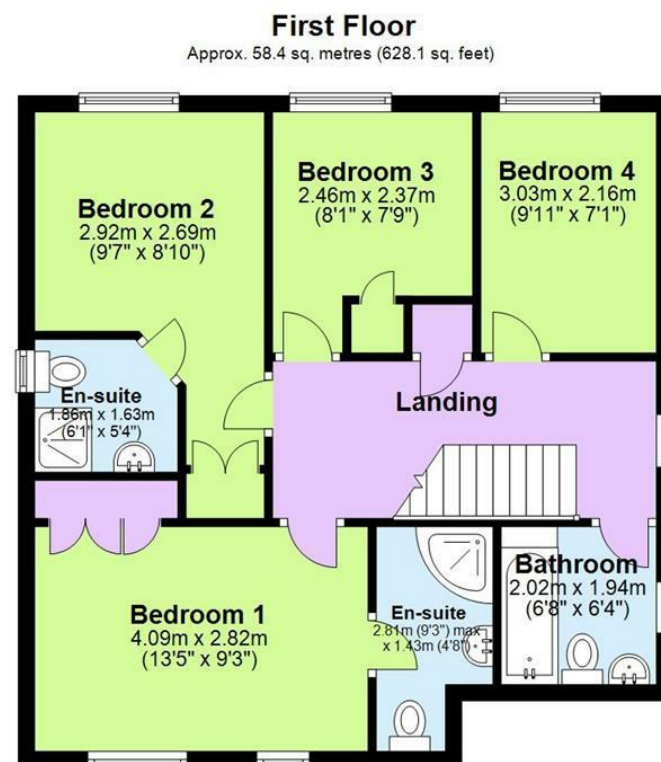
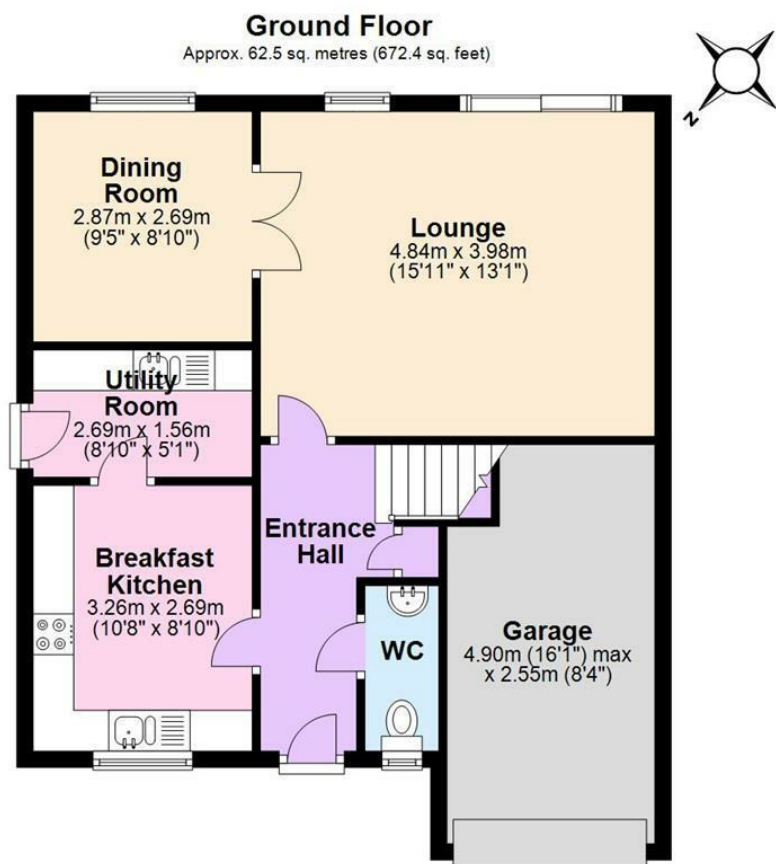
Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band E which, currently incurs a charge of £2290.05

Prospective purchasers are advised to confirm this.





Total area: approx. 120.8 sq. metres (1300.5 sq. feet)

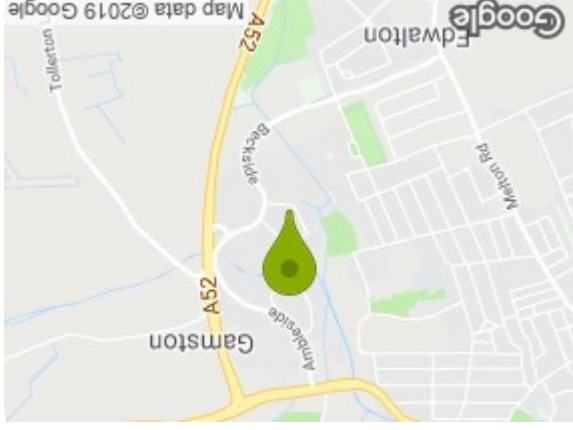


Gamston is a much sought after location and is conveniently located to provide easy access into West Bridgford Town Centre and also lies within the catchment area for the good local primary and secondary schooling, and is within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London

West Bridgford Town Centre can be found close by, which offers a wide range of shops from the independent butcher, baker, grocer to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket.

Nottingham also has two world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants.

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