



107 Greythorn Drive,
West Bridgford, NG2 7GB

107 Greythorn Drive, West Bridgford, NG2 7GB

This immaculately well presented detached family home has been subject to improvement over the past 18 months, and provides spacious accommodation which includes an entrance hall, lounge, orangery with French doors opening out to the rear garden, a fitted breakfast kitchen and wc to the ground floor, with the first floor landing giving access to three good size bedrooms and the four piece bathroom.

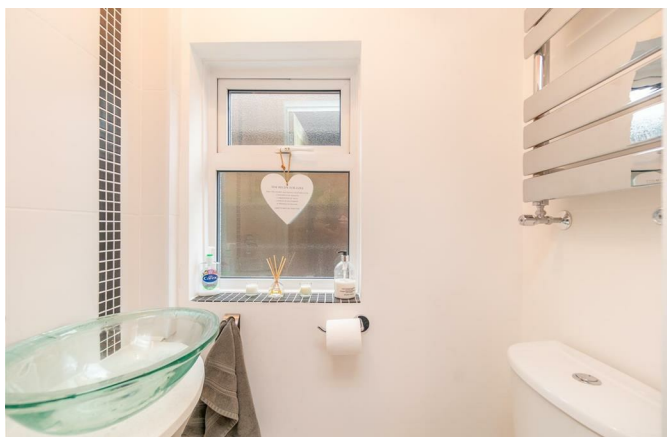
Benefiting from gas central heating and double glazing, the property has large gardens to the rear with various seating areas, summer house and hot tub, plus a gravelled driveway at the front providing off road parking for a number of vehicles.

Situated in the sought after suburb of West Bridgford, the property is within easy reach 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.

Viewing is essential.

Guide Price £365,000





Directions

Greythorn Drive can be located off Loughborough Road (A60), West Bridgford.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

With a porch light and glazed panels, gives access to the:-

Entrance Hall

Ceiling spot lights, tiled floor, part tiled feature wall, storage cupboards, under stairs storage area, vertical radiator, stairs off to the first floor (with a window to the side elevation on the half landing).

Lounge

Bay window to the front elevation, radiator, coving to the ceiling, ceiling light point, log burner, part tiled feature wall.

Ground Floor WC

Fitted with a wall mounted wash hand basin with a water fall tap, and a low flush wc.

Window to the side elevation, heated towel rail.

Open Plan Breakfast Kitchen

Fitted with a range of wall, drawer and base units, roll edge work surfaces, Belfast sink and drainer with a mixer tap over, integrated dishwasher and washing machine, built in electric oven and five ring gas hob with an extractor hood over.

A further range of storage cupboards with lighting, seating area, tiling to the walls and floor, two ceiling light points and ceiling spot lights, radiator, bi-folding doors opening to the:-

Orangery

Radiator, tiled floor, two ceiling light points, French doors opening out to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Vertical radiator, doors giving access to three bedrooms and the family bathroom.

Family Bathroom

Fitted with a four piece suite comprising a vanity wash hand basin

with a mixer tap, a bath with a mixer tap and hand held shower, a low flush wc, and a large fully tiled shower cubicle.

Window to the rear elevation, part tiling to the walls, vertical radiator.

Bedroom One

Window to the rear elevation, ceiling light point, radiator, a range of built in wardrobes, laminate flooring.

Bedroom Two

Bay window to the front elevation, ceiling light point, vertical radiator, feature wall with a picture insert, a range of built in wardrobes.

Bedroom Three

Bay window to the front elevation, ceiling light point, radiator, loft access hatch.

OUTSIDE

To the front of the property the gravelled driveway provides off road parking for a number of vehicles. A pathway leads to the entrance door, and there is gated access to the rear garden.

The rear garden includes a large patio seating area, a lawned area, steps up to a hot tub area (hot tub to remain as part of the sale), and a spacious decked area.

There is also a summer house with power connected, a bar area (with pull down lid), a log store, an external storage cupboard (with shelving and space for a fridge/ freezer), and an outhouse housing the central heating boiler. The garden has an external tap and lighting.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

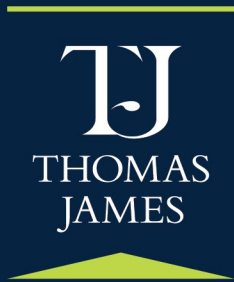
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



Thomas James Estate Agents
20 High Street, Ruddington,
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

