



Ellesmere Road, West Bridgford, NG2 7DE

Guide Price **£595,000**

Detached Bungalow, 3 Bedrooms

A three-bedroom detached chalet bungalow on a manageable size plot that enjoys magnificent views of the school playing fields opposite and the City beyond. Ellesmere is a very highly regarded West Bridgford road and this property represents a rare opportunity for a whole spectrum of buyers looking for flexible accommodation. The property will suit those looking for single storey accommodation with a downstairs bedroom and bathroom with two en-suite bedrooms to the first floor that could be used as guest accommodation. The living accommodation is bright and spacious with impressive L shaped lounge diner and a modern breakfast kitchen with island and separate utility room.

Ellesmere Road, West Bridgford, NG2 7DE

Detached Bungalow, 3 Bedrooms

The ground floor accommodation is expansive with a spacious entrance hall with stairs to first floor. The large living room has double aspect windows creating fantastic light and a very pleasant dual outlook. Off the living room is the dining room currently used as home office but conveniently located close to the kitchen with French doors that open onto the patio. The third bedroom is currently used as a formal dining room and has a wonderful bay window enjoying those lovely views opposite. The ground floor bathroom has been refitted and has a spa bath that controls the temperature with jets that sit flush in the bath. There is a separate WC with wash basin.

The modern kitchen has a breakfast bar with induction hob. The high spec. includes an integrated oven, warming draw, combi microwave grill, dishwasher and fridge freezer. There is a back hall with pantry and separate utility room.

Upstairs the landing is large enough to double up as a study area and a dormer window provides a stunning view across the city, even more spectacular at night. Off the landing is the large master bedroom with built in wardrobes and en-suite shower room and the second bedroom also with built in wardrobes and en-suite shower room.

Outside there is a double garage with electric garage door and driveway parking. The gardens have been greatly improved and landscaped to both sides and afford a good degree of privacy. The property benefits from gas central heating and double glazing throughout.

Please see photos and floorplans for layout and dimensions. A rare opportunity on this most sought after of roads.

Key features:

- Three Bedrooms & Three Bathrooms
- Two Reception Rooms & Modern Kitchen with Breakfast Island
- Wonderful Double Aspect Living Room
- Double Garage with Electric Door
- Stunning Views Across the City
- Highly Regarded Address
- 1851 Sq Ft Approx.

Ellesmere Road, West Bridgford, NG2 7DE

Detached Bungalow, 3 Bedrooms



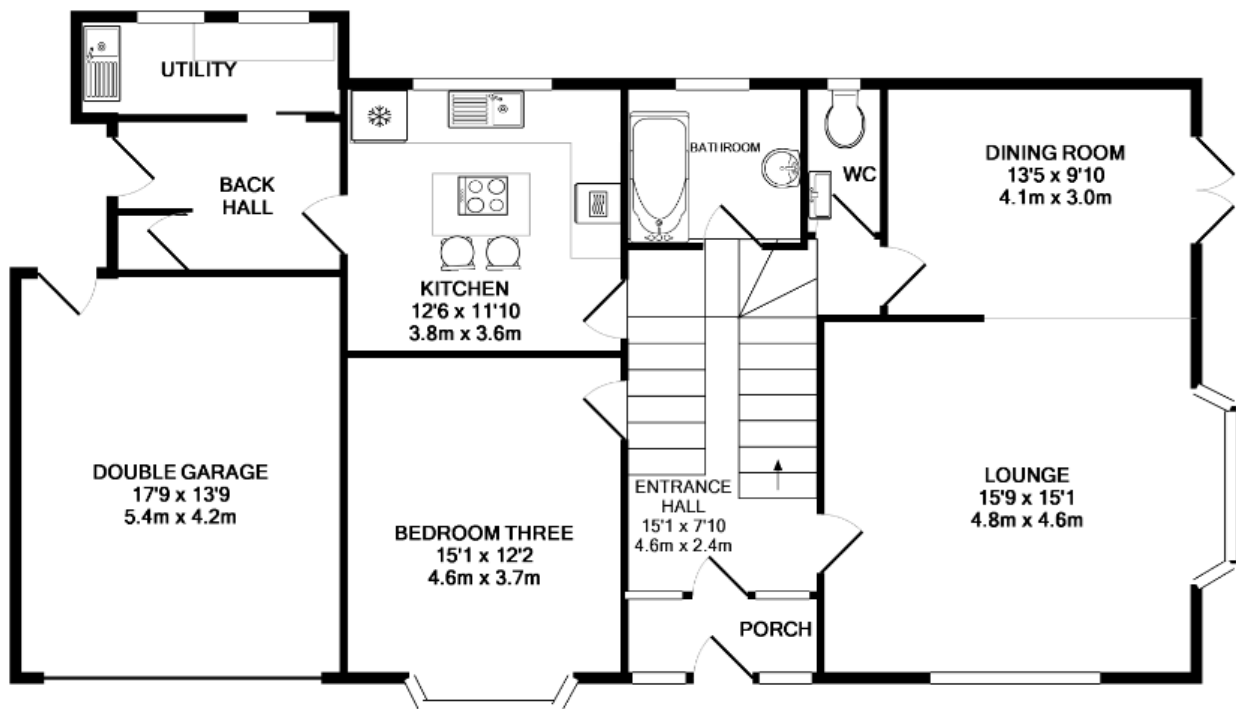
Ellesmere Road, West Bridgford, NG2 7DE

Detached Bungalow, 3 Bedrooms



Ellesmere Road, West Bridgford, NG2 7DE

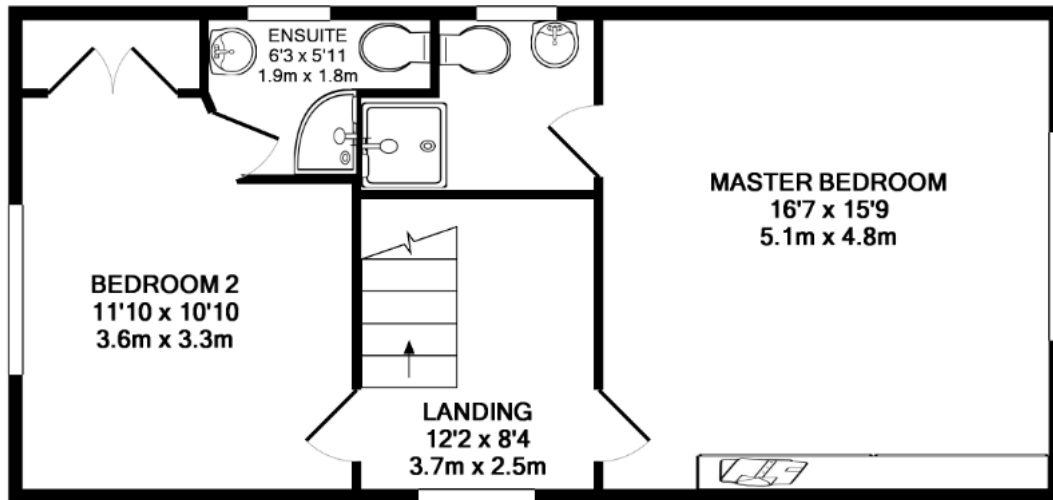
Detached Bungalow, 3 Bedrooms





GROUND FLOOR
APPROX. FLOOR
AREA 1257 SQ.FT.
(116.7 SQ.M.)

Ellesmere Road, West Bridgford, NG2 7DE

Detached Bungalow, 3 Bedrooms

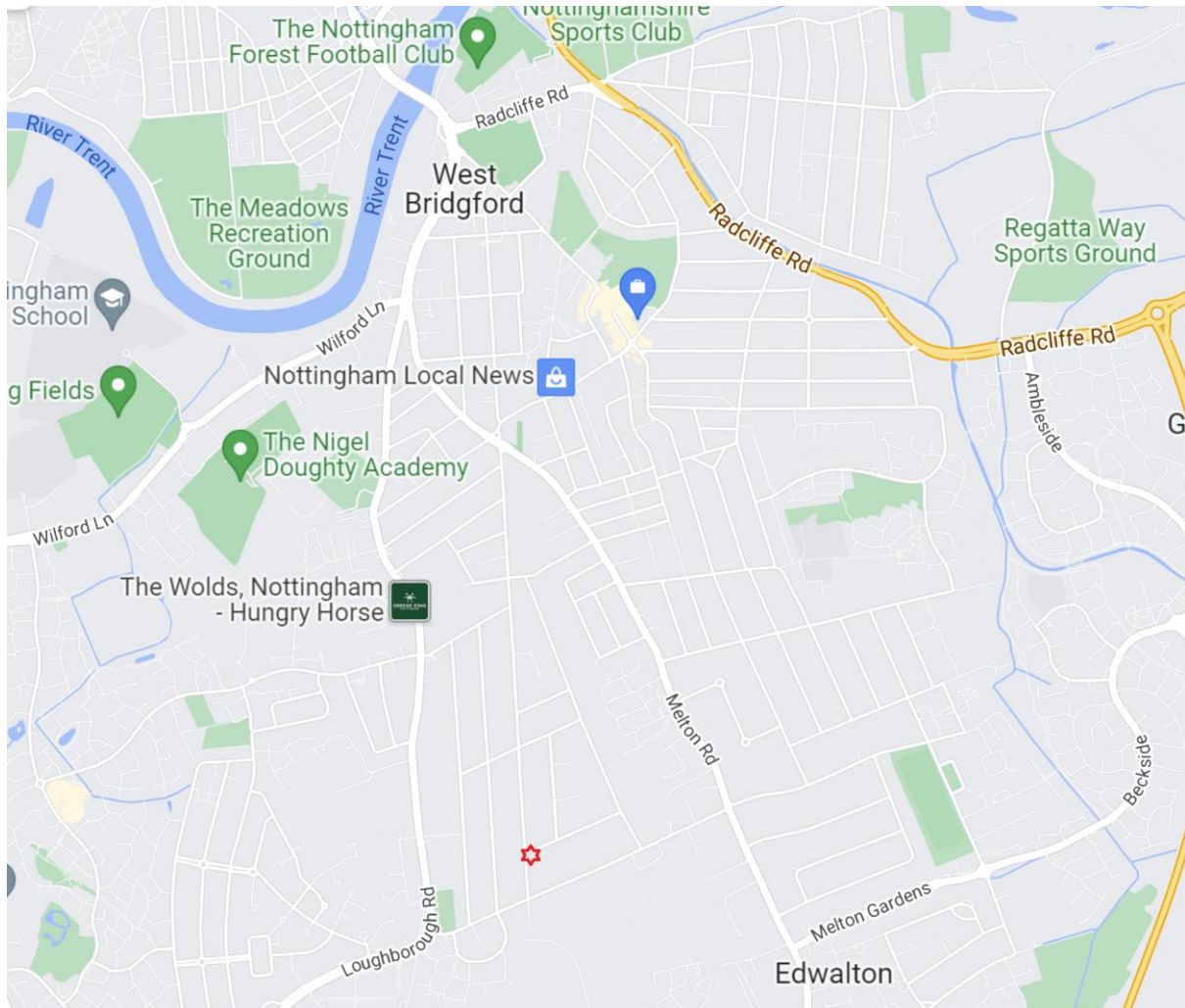


1ST FLOOR
APPROX. FLOOR
AREA 595 SQ.FT.
(55.3 SQ.M.)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62	67	(55-68) D	59	64
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 	

Ellesmere Road, West Bridgford, NG2 7DE

Detached Bungalow, 3 Bedrooms



IMPORTANT NOTICE

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rex Gooding LLP.