



Willoughby Road, West Bridgford, NG2 6EZ

Guide Price £585,000

Detached House, 4 Bedrooms

An immaculately presented modern build four-bedroom detached family home in a lovely quiet central West Bridgford location on an extremely desirable road. The property is flooded with natural light benefitting from a triple height vaulted ceiling with Velux windows above the staircase and landing. The property boasts two reception rooms and a modern kitchen diner with granite worktops and integrated appliances. To the first floor the master bedroom boasts a dressing room, there is a further double bedroom and family bathroom. To the second floor are two further double bedrooms, one with under eaves storage and the second bathroom. The property has a good size private and landscaped rear garden laid to lawn with two large patio areas, ideal for entertaining. There is driveway parking to the front. Gas central heating and double glazing. Jesse Gray Primary School & The West Bridgford School Catchment.

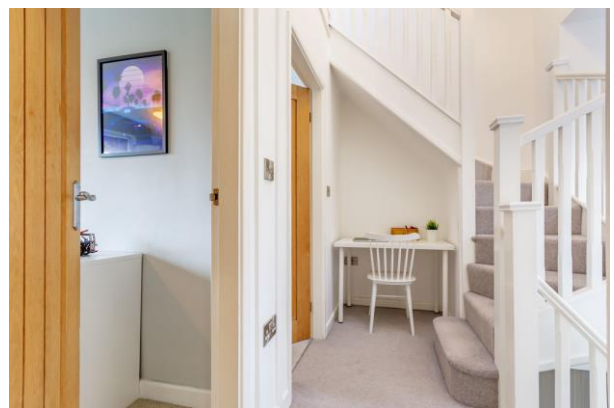
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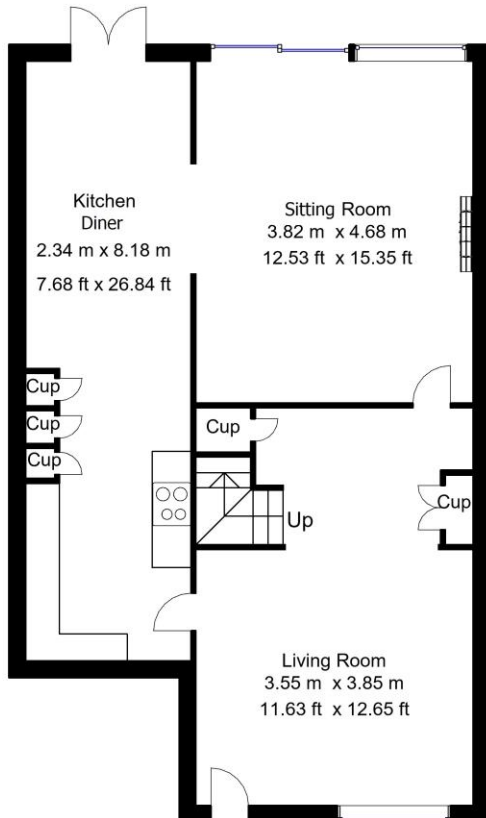
Key features:

- Four Double Bedrooms & Two Bathrooms
- Two Reception Rooms & Kitchen Diner
- Flooded with Natural Light Throughout
- Lovely Quiet West Bridgford Location
- Gas Central Heating & Double Glazing with Underfloor Heating to Front Reception Room
- Jesse Gray Primary School & The West Bridgford School Catchment
- Fire Prevention Misting System Installed
- Burglar Alarm
- Good Storage

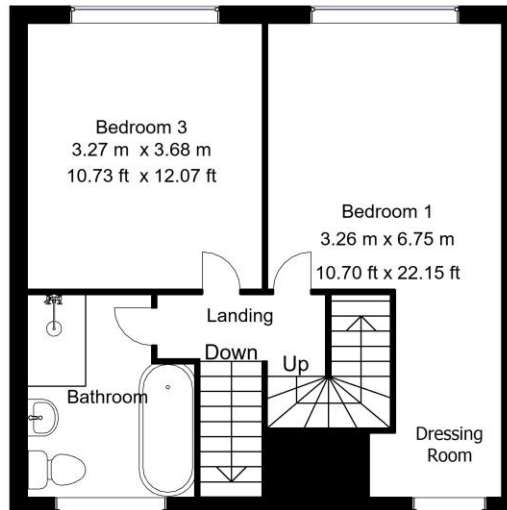
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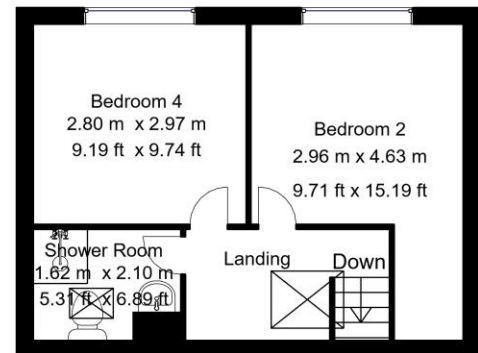
Ground Floor
62Sq.m/662.01Sq.ft
approx.



First Floor
45Sq.m/489.70Sq.ft
approx.



Second Floor
29Sq.m/307.16Sq.ft
approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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.