

**Rex Gooding**



**8 Kingswood Close, West Bridgford, NG2 7HL**

**Guide Price: £275,000**

Situated in a well-established and sought-after part of West Bridgford, this attractive three-bedroom home offers a thoughtfully arranged layout with generous room proportions throughout, making it an ideal choice for families, professionals, and first-time buyers alike.

The ground floor is welcoming from the moment you step inside, with an entrance hall that sets the tone for the rest of the home. A spacious and well-proportioned lounge flows naturally into the semi open-plan dining area, creating a sociable and versatile living space that is perfect for both relaxed family life and casual entertaining. The dining area benefits from patio doors that open directly onto the east-facing rear garden, flooding the space with morning light and providing a seamless link between indoor and outdoor living. The kitchen, though compact, is well-designed and fully functional, with direct access from the dining area to make day-to-day living as practical and convenient as possible.

The property benefits from gas central heating and double glazing throughout, ensuring warmth, energy efficiency, and a comfortable environment all year round.

Upstairs, three bedrooms offer accommodation to suit a variety of needs. The principal bedroom is positioned at the front of the property and enjoys comfortable proportions, complete with fitted wardrobes and built-in cupboards providing excellent storage. The second double bedroom overlooks the peaceful rear garden and also benefits from built-in wardrobes and cupboards. The third bedroom is a single room, featuring a built-in single bed, and works well as a nursery or dedicated home office. A well-appointed family bathroom completes the upper floor, fitted with a full-sized bath and overhead shower.

Outside, the property is equally impressive. A west-facing front garden provides attractive kerb appeal and catches the afternoon and evening sun, while the east-facing rear garden offers a lovely morning setting and a private space for outdoor relaxation, al fresco dining, or children's play. A garage with adjoining land adds further practicality, presenting excellent potential for additional off-street parking or storage.

Perfectly positioned within easy reach of a wide range of local amenities, highly regarded schools, and excellent transport links into Nottingham city centre, this home combines a superb location with genuine everyday practicality in one of the area's most popular and enduring neighbourhoods. Available with no onward chain, an early viewing is strongly recommended.

### **Accommodation & Amenities**

- Attractive three-bedroom home in a sought-after part of West Bridgford, ideal for families, professionals, and first-time buyers.
- Spacious lounge flowing into a semi open-plan dining area with patio doors opening onto the east-facing rear garden, served by a functional adjoining kitchen.
- Gas central heating and double glazing throughout, ensuring warmth, energy efficiency, and year-round comfort.
- Two well-proportioned double bedrooms, both with fitted wardrobes and built-in cupboards, plus a single third bedroom with a built-in single bed, all served by a family bathroom with bath and overhead shower.
- West-facing front garden, east-facing rear garden, and a garage with adjoining land offering potential for additional off-street parking or storage.
- Excellent location close to local amenities, well-regarded schools, and transport links into Nottingham, available with no onward chain.









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Total Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup>

All measurements are approximate and for display purposes only