



Smiths  
your property experts



# West View

## West Bridgford

- Available at the end of August 2025
- Lovely detached bungalow
- Peaceful cul-de-sac location in this popular suburb
- Private driveway and a detached garage
- Two spacious double bedrooms and a wet room
- Fully fitted modern kitchen
- Generous living and dining room
- Totally private west-facing rear gardens

## General Description

Smiths Property Experts offer to the market, with no upward chain, this lovely, detached bungalow with West facing private rear gardens in a peaceful cul-de-sac location in West Bridgford.

The property has been extended to the rear and offers well-presented accommodation with two double bedrooms, a detached garage, and a private driveway.







## The Property

Internally, the accommodation affords gas central heating and double glazing throughout. The living space extends to approximately 778 square feet and includes an entrance porch, a generous living and dining room, and a fully fitted kitchen with an external door to the side driveway. To the back of the bungalow are two good-sized double bedrooms with plentiful storage. There is a handy airing cupboard and a modern and accessible wet room.

## The Outside

The property is in a peaceful cul-de-sac location with a private driveway and a detached garage. The rear garden enjoys a totally private West facing aspect. The garden is landscaped with a central lawn and a generous seating terrace to the immediate rear of the main house.

## The Location

West Bridgford is arguably one of the most sought-after locations in Nottingham. Set on the River Trent, the centre is vibrant and has a cafe culture. There are excellent public transport links to the city centre. The City Ground and Trent Bridge Cricket Ground are easily accessible. The property is also within a 5-minute walk from a David Lloyd Club.







## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

## Important Information

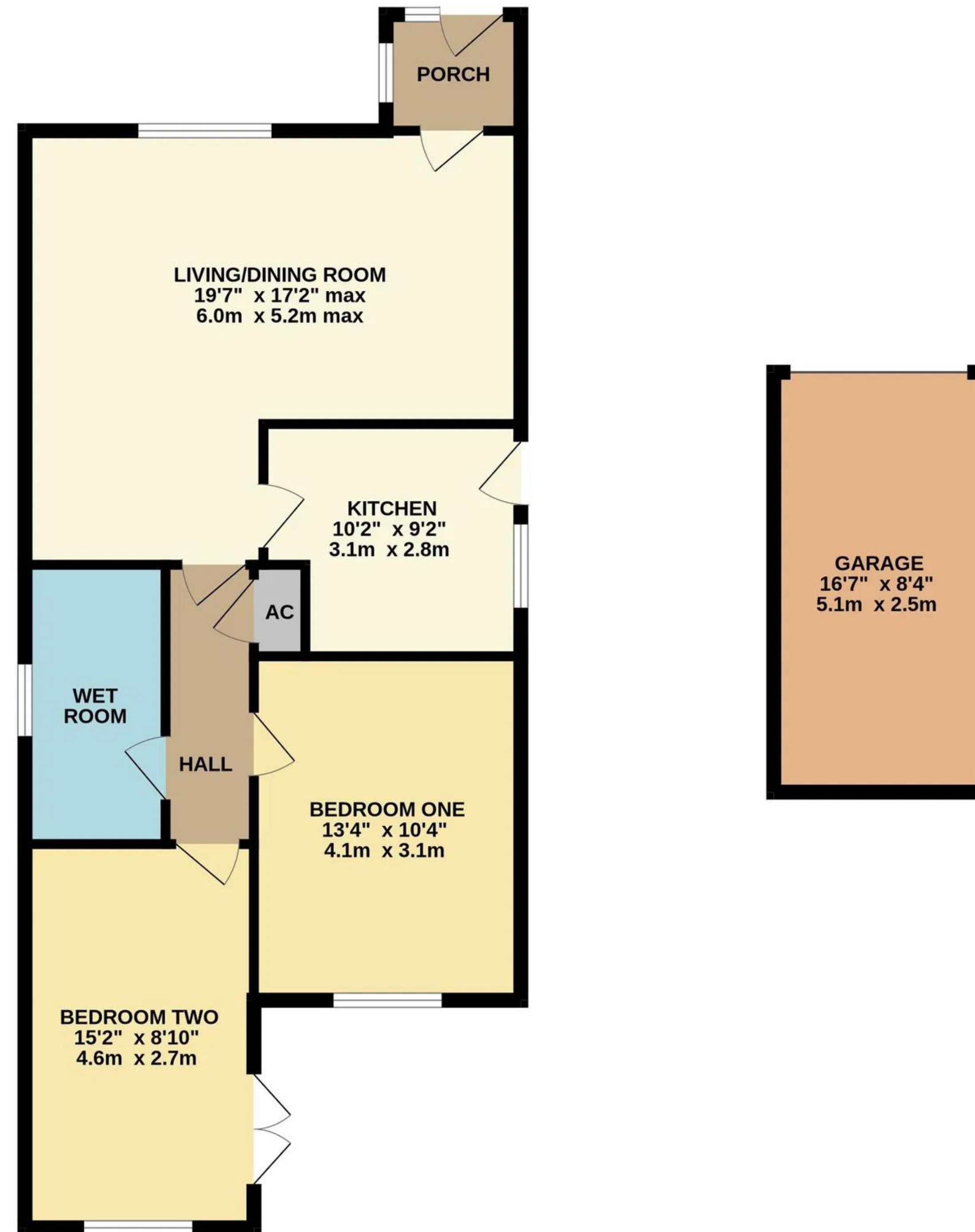
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## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.







TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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