



11 Spring Close  
WEST BRIDGFORD

# 11 Spring Close

WEST BRIDGFORD, NOTTINGHAM, NG2 7YR

Constructed in 2018 and offered to the market for the first time since new, this beautifully presented three-bedroom semi-detached home provides stylish, ready-to-move-into accommodation within a peaceful and well-regarded residential setting. Ideally positioned for ease of access to a range of local amenities, well-regarded schools and excellent commuting links, the property has been thoughtfully maintained and tastefully decorated throughout. With a contemporary finish and a practical, modern feel, it represents an ideal opportunity for a wide range of buyers seeking a comfortable and well-located home.





The front door opens into a welcoming reception hall, offering space for freestanding storage and coat hanging. Positioned directly ahead is a useful cloakroom, fitted with a wash hand basin and WC.

To the left of the hall, at the front of the property, is a nicely proportioned sitting room, enjoying a pleasant outlook through a window to the front and providing a comfortable and inviting living space.

An inner hall links the sitting room with the kitchen and provides access to the staircase rising to the first floor, creating a natural flow through the ground floor accommodation.



Extending across the full width of the rear elevation is the impressive dining kitchen, finished with wood-effect tiled flooring and designed with both practicality and style in mind. The kitchen is fitted with a generous range of matt grey cabinetry beneath wood-effect laminate worktops with matching splashbacks and stainless-steel handles. Integrated appliances include a dishwasher, fridge freezer and a Zanussi single oven with four-ring gas hob and extractor above. A stainless steel sink with drainer is positioned beneath the window overlooking the garden, while a full-height pantry cupboard offers excellent additional storage. The dining area provides space for a table and benefits from French doors opening directly onto the rear garden, making it an ideal setting for both everyday living and entertaining.





Stairs rise to the first floor landing, which provides access to all three bedrooms and the family bathroom.

The principal bedroom is located to the rear of the property and is a well-proportioned double room, benefitting from built-in wardrobes.

The ensuite is fitted with a shower enclosure, wash hand basin and WC, providing a practical and private addition to the principal bedroom.

Bedrooms two and three are positioned to the front of the property, both offering well-proportioned accommodation. The second bedroom is of a size to comfortably accommodate a day bed, offering flexibility as a guest room or home office, while the third provides an ideal single bedroom or study.

The family bathroom is attractively finished with tiled flooring and half tiled walls, and is fitted with a bath with shower over and glass screen, pedestal wash hand basin and WC.





## grounds & gardens

To the front of the property, a tandem driveway positioned to the left-hand side provides off-road parking for at least two vehicles.

The rear garden is accessed via a pedestrian gate from the driveway and is predominantly laid to lawn, enclosed by fenced boundaries. Immediately to the rear of the property is a patio area, ideally positioned for outdoor cooking and linking seamlessly with the French doors from the kitchen. A decked seating area in the rear left corner offers an additional space for relaxation and entertaining, complemented by decorative planters and a garden shed positioned to the far corner.



## local amenities

West Bridgford is one of Nottingham's most desirable and vibrant suburbs, renowned for its excellent local amenities and strong sense of community. The bustling Central Avenue offers an array of independent shops, cafés, restaurants, and bars, while nearby Bridgford Park and The Croquet Lawn provide beautiful green spaces to enjoy. The area benefits from highly regarded primary and secondary schools, as well as a range of leisure facilities including the Trent Bridge Cricket Ground and Nottingham Forest's City Ground. Excellent transport links provide quick access into Nottingham city centre and beyond, making West Bridgford a perfect blend of convenience, culture, and suburban charm.



## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler which was fitted in 2018. None of the services or appliances have been tested by the agent.

## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



# finer details

Approximate Gross Internal Area: 71.6 sq m / 771 sq ft

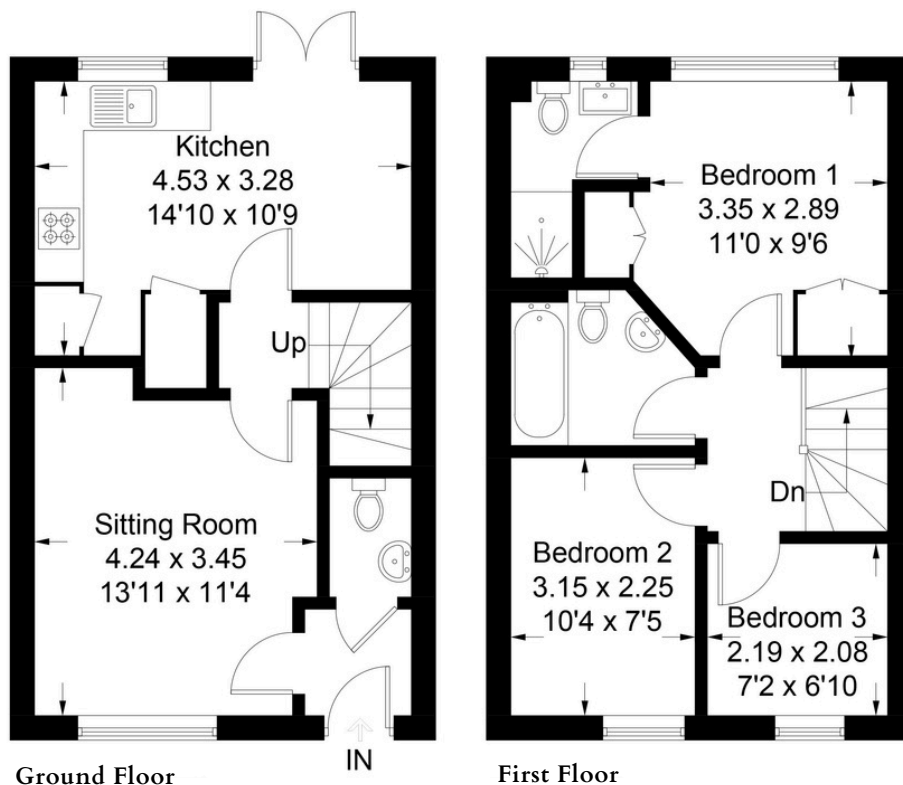
**Local Authority:** Rushcliffe  
Borough Council  
**Council Tax Band:** C

**Tenure:** Freehold

**EPC rating:** 84 | B  
**EPC potential:** 96 | A

**Possession:** Vacant  
possession upon  
completion.

**Plans:** The site and floor  
plans forming part of these  
sale particulars are for  
identification purposes only.  
All relevant details should be  
legally checked as appropriate.



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