



Berne Close  
Bestwood Village Nottingham

burchell  
edwards

# Berne Close Bestwood Village Nottingham NG6 8ZZ

for sale  
**£165,000**



## Property Description

To the ground floor, the accommodation comprises a bright and contemporary open-plan lounge and kitchen, fitted with a range of integrated appliances to provide both style and practicality. There is also the added advantage of a useful downstairs utility/WC and under-stairs storage, maximising the functionality of the space.

To the first floor, a spacious double bedroom features built-in wardrobes, offering excellent storage solutions, along with a modern ensuite shower room fitted to a high standard. Externally, the property benefits from an allocated driveway, providing convenient off-road parking.

Finished to a high specification throughout, this superb home is ready to move straight into and must be viewed to be fully appreciated.

## Kitchen/ Lounge

The property is accessed via a composite door leading into the kitchen/ lounge with stairs off to the first floor, wall and base units with work surfaces over, integrated gas hob and electric oven with extractor, stainless steel splashback, integrated fridge freezer, inset sink with mixer tap, a radiator, understairs storage, window to the front elevation and door to:-

## Downstairs W.C

Having low level W.C, a radiator, obscured window to the side elevation, space and plumbing for washing machine and housing the boiler.

## First Floor

### Bedroom

Having window to the front elevation, a radiator and built-in mirror fronted wardrobes.

### En Suite

Having obscured window to the side elevation, walk-in mains fed shower, low level W.C, wash hand basin, chrome heated towel rail and spot lights.

## Outside

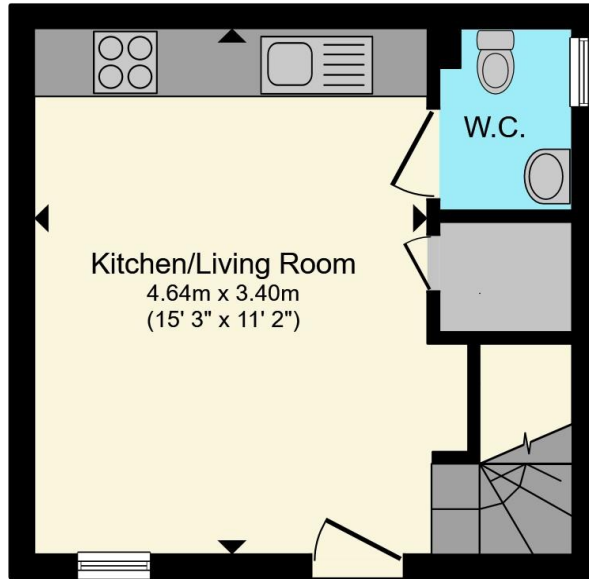
To the front of the property is a driveway providing off road parking.



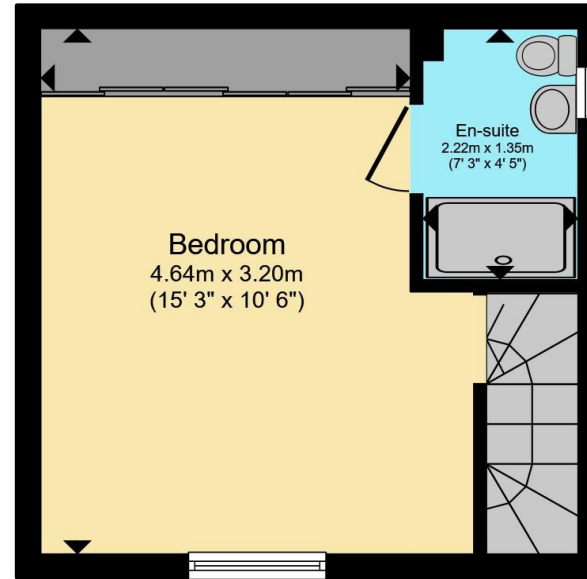








**Ground Floor**



**First Floor**

Total floor area 43.2 m<sup>2</sup> (464 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B    Council Tax  
Band: A

Tenure: Freehold

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