



Smiths
your property experts

The Summerhouse

Widmerpool Road, Wysall

- Beautifully presented detached family house
- Idyllic village with a close-knit community
- Four bedrooms and two bathrooms
- Sitting room with a wood-burning stove
- Refitted family kitchen and a separate utility room
- Generous garage and a gravel driveway
- Lovely gardens with a sun-filled seating terrace
- Conveniently located close to West Bridgford

General Description

Smiths Property Experts offer to the market this beautifully presented four-bedroom detached family home located in the heart of the sought-after and idyllic village of Wysall. The property provides an impressive floor area of approximately 2,060 square feet (including the garage).

Wysall is a desirable village in the borough of Rushcliffe and is conveniently located near West Bridgford with its excellent amenities. The village boasts a beautiful village centre, a close-knit community, and a well-regarded public house. It is conveniently located close to the A46, offering excellent access to Nottingham, Leicester, Loughborough, and Melton Mowbray. The area also has a range of excellent schooling options, including the Endowed Schools in Loughborough and Ratcliffe College. The village is surrounded by beautiful countryside.





The Property

The Summerhouse was individually designed and built, and as such, offers well thought-out and flexible living accommodation. There are three main reception rooms accessed off a generous hall, including a dining room, a sitting room with a wood-burning stove, and a refitted family kitchen. The dining room has the potential to be used for annexed accommodation as there is a downstairs shower room. There is also a separate utility room.

Upstairs are four bedrooms, including three double bedrooms and a contemporary family bathroom, all accessed from a light-filled and generous landing. There is potential space for a second bathroom in the roof void between the main bedroom and the family bathroom. The accommodation is light-filled and spacious.

The Outside

The property is elevated from the road, set back behind a half-height wall with landscaped lawned front gardens. There is a pathway to the front door and an entertaining terrace to the front, which boasts a South facing aspect. To the rear is a private flagstone-laid entertaining terrace accessed from the kitchen. There is also a generous garage with electric up and over door and gravel laid driveway to the rear, giving off-road parking.





Property Information

EPC Rating: D

Tenure: Freehold. Council Tax Band: F.

Local Authority: Rushcliffe Borough Council.

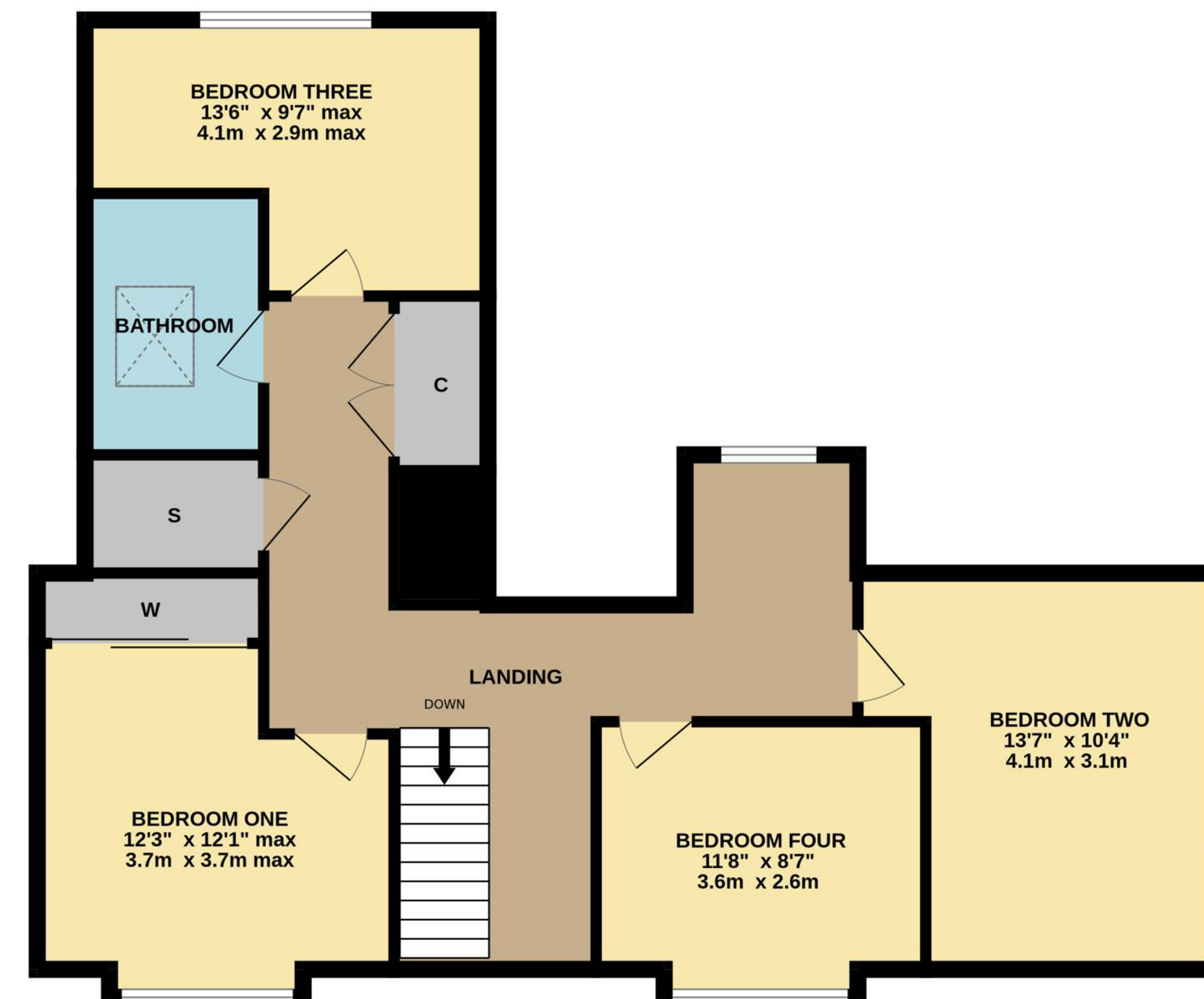
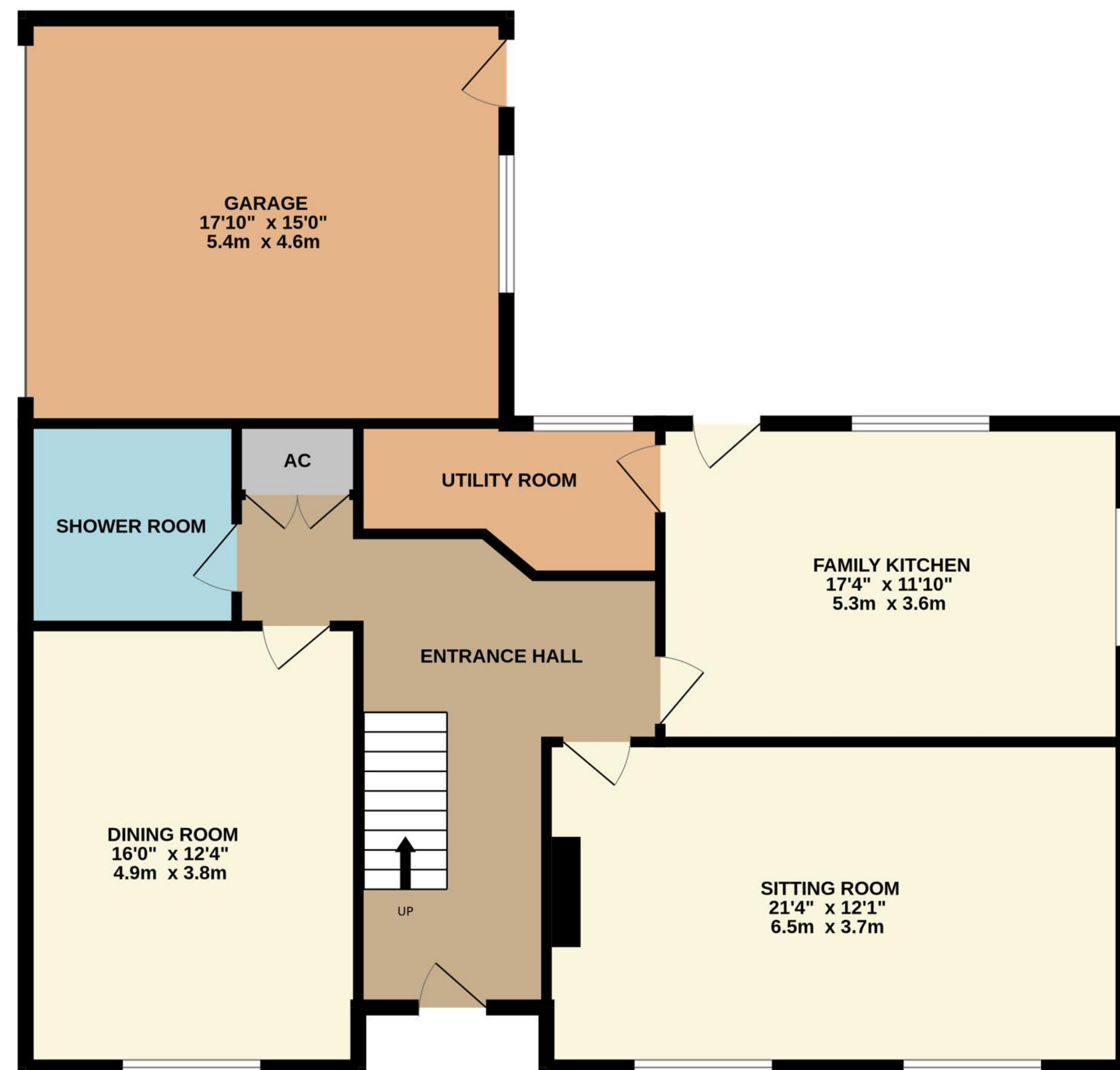
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

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 : 2060 sq.ft. (191.4 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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