



The Coach House
Adbolton Lane | West Bridgford | Nottinghamshire | NG2 5AS



Step inside

The Coach House

DESCRIPTION

A superb character three bedroom property being part of a delightful courtyard development, offering well placed accommodation that combines original character features with the benefits of modern day construction. The property is presented in excellent order throughout and showcases high quality fixtures and fittings. Delightful gardens, double garage and further parking, open views to the rear:

ACCOMMODATION

The property provides accommodation arranged over two levels: To the ground floor an entrance hallway provides access to an impressive part vaulted sitting/dining area, contemporary breakfast kitchen with integrated appliances, ground floor bedroom (currently used as a home office), and the ground floor accommodation is completed with practicalities including a utility cupboard and guest cloakroom. A traditional staircase rises to the first floor providing a master bedroom with en-suite shower room and adjacent dressing room, further bedroom and high quality family bathroom.

OUTSIDE

The property features delightful landscaped gardens to the rear and a further courtyard to the front. There is a superb double garage as well as three allocated parking spaces. The Coach House enjoys open countryside views to the rear:

LOCATION

The property is situated within walking distance to Lady Bay and close to West Bridgford which is one of Nottinghamshire's most favoured locations for families and home owners, with a wide range of shops and facilities. West Bridgford itself offers a wide range of services and amenities ideal for family life as well as a nice variety of restaurants, cafes and bars for social entertainment. The property is also strategically located for ease of access to the region's commercial and retail centres with a number of road and rail links close by. There is also high grade schooling at both primary and secondary levels within easy reach.

SERVICES

Mains electricity, gas fired central heating (underfloor heating to ground floor), and water are all understood to be connected. Private drainage system.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with Fine & Country Nottingham.

The Coach House - West Bridgford
Approximate Gross Internal Area
 Main House = 117 sq.m/1262 sq.ft
 Double Garage = 32 sq.m/340 sq.ft
 Total = 149 sq.m/1602 sq.ft

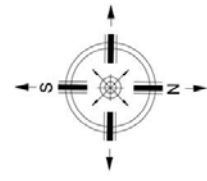
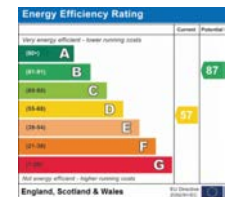


Illustration for identification purposes only, measurements are approximate, not to scale.

JonHolmesPhotography ©



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales Company Reg No 0C388579 Registered Office Address Chamwood Accountants, The Point, Granite Way, Mountsorrel, Leicestershire LE12 7TZ





Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds NG12 5SE
0115 9822824 | nottingham@fineandcountry.com