

# HoldenCopley

PREPARE TO BE MOVED

Stanhope Drive, West Bridgford, Nottinghamshire NG2 7FF

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**Guide Price £475,000**

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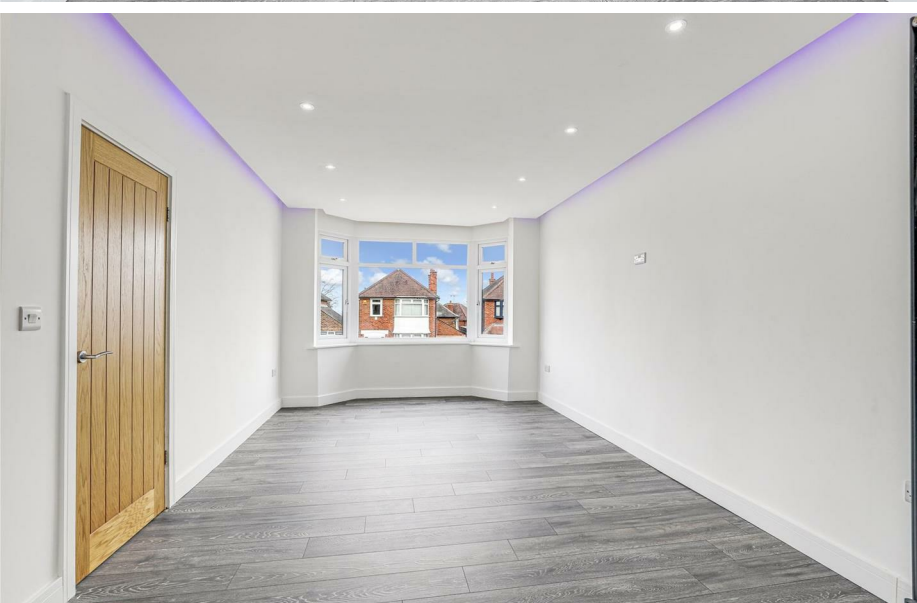
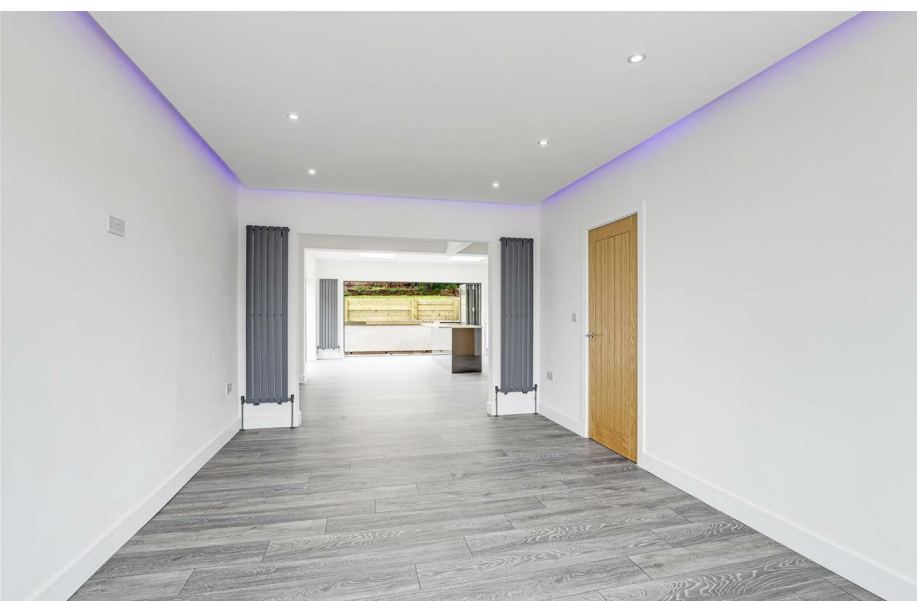
GUIDE PRICE - £475,000 - £500,000

COMPLETELY RENOVATED THROUGHOUT...

This three bedroom detached house is a credit to the current owner as the property has been transformed to create a home anyone would be proud of with work being carried out in every room along with a side and rear extension creating a light and spacious atmosphere - perfect to accommodate any family buyer! Benefiting from a range of modern fixtures and fittings including colour-changing LED lighting, modern radiators, new flooring and much more, this property just has to be viewed to be appreciated! Situated in a highly sought after residential location within easy reach of the centre of West Bridgford, host to a wide range of excellent facilities and amenities together with the City Centre and Universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to The West Bridgford School and more. Internally, to the ground floor there is an entrance hall, a W/C, a bay-fronted living room with open access into the stylish fitted kitchen diner featuring a breakfast bar, various integrated appliances, two sky lanterns and two sets of bi-folding doors opening out onto the rear patio. The ground floor is complete with a versatile reception room, a utility room and a garage. Upstairs on the first floor are two double bedrooms and a single bedroom serviced by a modern four-piece bathroom suite with matte black fixtures. Outside to the front is a driveway providing off-road parking and to the rear is a private, south-facing garden with newly paved patio and steps leading up to a lawn.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Stylish Breakfast Kitchen With Bi-Folding Doors
- Two Reception Rooms
- Utility & W/C
- Modern Four-Piece Bathroom Suite
- Renovated Throughout
- Private South-Facing Garden
- Driveway
- Sought-After Location





## GROUND FLOOR

### Entrance Hall

15'8" × 6'5" (4.79 × 1.97)

The entrance hall has wood-effect flooring, a column radiator, an in-built under-stair cupboard, carpeted stairs with colour-changing LED lighting, recessed spotlights, UPVC double-glazed obscure windows and a single UPVC door providing access into the accommodation

### W/C

4'5" × 2'6" (1.37 × 0.77)

This space has a low level dual flush W/C, a wash basin with a matte black mono mixer tap and storage cupboard, tiled flooring, tiled splashback, a singular recessed spotlight and a UPVC double-glazed obscure window to the side elevation

### Living Room

16'6" × 10'11" (5.03 × 3.35)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, recessed spotlights, colour-changing LED lights, two vertical radiators and open access into the kitchen diner

### Kitchen Diner

22'9" × 17'10" (6.95 × 5.45)

The kitchen has a range of fitted base and wall units with a feature breakfast bar island, an inverted sink with a moveable swan neck mixer tap, an induction hob with a downward extractor fan, two integrated ovens and two integrated combi-ovens, space for an American-style fridge freezer, recessed spotlights, two sky lanterns with colour-changing LED strip lights, wood-effect flooring, three vertical radiators and two sets of bi-folding doors opening out onto the rear patio

### Office / Playroom

11'3" × 7'6" (3.45 × 2.30)

This room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a column radiator, recessed spotlights and a Velux window

### Utility Room

7'6" × 6'9" (2.30 × 2.07)

The utility room has fitted base units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, tiled flooring, tiled splashback, recessed spotlights and a Velux window

### Garage

8'2" × 5'2" (2.50 × 1.59)

The garage houses the boiler and has double doors opening out onto the front driveway

## FIRST FLOOR

### Landing

6'9" × 6'7" (2.07 × 2.03)

The landing has a UPVC double-glazed window to the side elevation, recessed spotlights, carpeted flooring, access to the loft via a drop-down ladder and provides access to the first floor accommodation

### Master Bedroom

13'8" × 10'9" (4.17 × 3.28)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a column radiator and recessed spotlights

### Bedroom Two

12'8" × 10'9" (3.88 × 3.28)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a column radiator and recessed spotlights

### Bedroom Three

8'2" × 6'10" (2.51 × 2.10)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a column radiator and recessed spotlights

## Bathroom

9'0" × 6'9" (2.75 × 2.06)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with a matte black mono mixer tap and fitted storage, a shower enclosure with an overhead matte black dual-rainfall shower, a freestanding bath with a matte black floor standing mixer tap and handheld shower head, a matte black heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, a chrome extractor fan and a UPVC double-glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is block-paved driveway providing off-road parking, a multi-tiered terraced with slate chippings and access into the garage

### Rear

To the rear of the property is a private enclosed south-facing garden with a paved patio area, courtesy lighting, colour-changing LED strip lights, a slate chipped area, steps leading up to a lawn, a range of plants and shrubs, block-paving and fence panelling

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

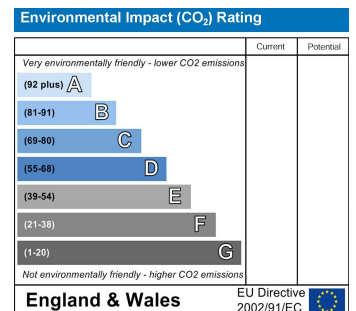
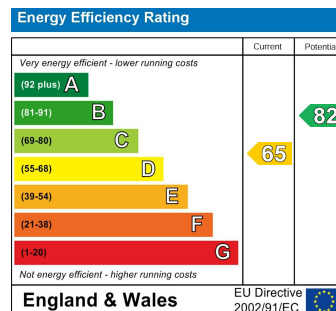
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)