

HoldenCopley

PREPARE TO BE MOVED

Melton Road, West Bridgford, Nottinghamshire NG2 6ET

Guide Price £800,000

Melton Road, West Bridgford, Nottinghamshire NG2 6ET



NO UPWARD CHAIN...
GUIDE PRICE - £800,000 - £850,000

Welcome to this exceptional Edwardian four-bedroom detached residence, a timeless marvel dating back to the early 1900s, and proudly standing as one of the road's eldest architectural treasures. This substantial property boasts spacious accommodations both inside and out, presenting an open canvas for those with a creative vision and the desire to shape their dream home whilst offered to the market with no upward chain. Ideally positioned on the coveted Melton Road, at the heart of an immensely sought-after residential enclave, this residence offers effortless access to the vibrant centre of West Bridgford. The proximity to the City Centre and Universities ensures that you're never far from the cultural and educational hubs of the City. The ground floor of this home welcomes you with an inviting entrance and inner hall, leading to a total of four reception rooms that offer versatility for various uses. A well-fitted kitchen, complete with a separate pantry, utility area, and a convenient W/C, caters to your daily needs. The first floor is home to four generously-sized bedrooms, all serviced by a bathroom and a separate W/C. This property exudes character, with delightful features such as picture rails, beautiful fireplaces, and sash windows that create an atmosphere of timeless elegance. The sense of history and charm is palpable throughout. Outside, the front of the house boasts a driveway with access to the garage, ensuring your parking needs are met. To the rear of the property is a fantastic-sized garden with a large lawn and a range of mature trees, plants and shrubs.

MUST BE VIEWED





- Substantial Edwardian Detached House
- Four Bedrooms
- Four Reception Rooms
- Fitted Kitchen With Separate Pantry
- Ground Floor W/C & Utility
- Bathroom With Separate W/C
- Ample Storage Space
- Generous-Sized Garden
- Gated Driveway With Single Garage
- Sought-After Location





GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring and a single wooden door with a stained-glass insert providing access into the accommodation

Hall

9'5" x 6'10" (2.87m x 2.08m)

The inner hall has carpeted flooring, coving to the ceiling and a radiator

Living Room

14'11" x 15'5" (4.55m x 4.70m)

The living room has a square bay window with a window seat to the front elevation, a further sash-style window to the side elevation, carpeted flooring, coving to the ceiling, a picture rail, a radiator and a feature fireplace with a wooden mantelpiece and tiled inset

Sitting Room

15'5" x 15'0" (4.70m x 4.57m)

The sitting room has a square bay window to the front elevation, a further sash-style window to the side elevation, carpeted flooring, coving to the ceiling, two radiators, a fitted TV cabinet with an aerial point and a feature fireplace with a decorative surround

Dining Room

11'5" x 13'6" (3.48m x 4.11m)

The dining room has a sash-style window to the side elevation, carpeted flooring, coving to the ceiling, a radiator, a recessed chimney breast alcove with a feature coal-effect fire and a sliding patio door providing access to the garden

Kitchen

9'4" x 16'9" (2.84m x 5.11m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for an integrated dishwasher, space for a breakfast table, a radiator, tiled splashback, wooden flooring, an in-built double door cupboard, recessed spotlights and a UPVC double-glazed window to the rear elevation

Pantry

4'11" x 6'6" (1.50m x 1.98m)

The pantry has wooden flooring, a wall-mounted unit, space for an American-style fridge freezer and a UPVC double-glazed window to the rear elevation

W/C

6'10" x 5'8" (2.08m x 1.73m)

This space has a low level flush W/C, a sunken wash basin with a fitted cupboard underneath, tiled flooring, wood-panelled and tiled walls, a wall-mounted towel rail and cloak hooks, wood-panelled ceiling and an obscure window to the side elevation

Utility Room

4'1" x 6'9" (1.26m x 2.07m)

The utility has space and plumbing for a washing machine, exposed brick walls and an obscure window to the side elevation

Study / Second Dining Room

11'6" x 8'7" (3.51m x 2.62m)

The study, which is currently being used as an additional dining room, has two UPVC double-glazed windows to the side elevation, carpeted flooring and a radiator

FIRST FLOOR

Landing

9'5" x 10'0" (2.87m x 3.05m)

The landing has carpeted flooring, coving to the ceiling and provides access to the first floor accommodation

Bedroom One

12'5" x 15'0" (3.78m x 4.57m)

The first bedroom has two sash-style windows to the front and side elevation, carpeted flooring, coving to the ceiling, a picture rail, a decorative mantelpiece and a radiator

Bedroom Two

15'0" x 13'1" (4.57m x 3.99m)

The second bedroom has two sash-style windows to the front and side elevation, carpeted flooring, coving to the ceiling, a picture rail, a decorative mantelpiece and a radiator

Bedroom Three

13'6" x 11'6" (4.11m x 3.51m)

The third bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, coving to the ceiling, a vanity unit with a sunken wash basin and fitted storage, a decorative mantelpiece and a radiator

Bedroom Four

8'7" x 10'2" (2.62m x 3.10m)

The fourth bedroom has a single-glazed window to the side elevation, carpeted flooring, a radiator and coving to the ceiling

Cupboard

3'0" x 3'10" (0.92m x 1.18m)

W/C

8'5" x 2'10" (2.59m x 0.88m)

This space has a low level flush W/C, wood-effect flooring, coving to the ceiling and a UPVC double-glazed obscure window to the side elevation

Bathroom

8'5" x 6'8" (2.57m x 2.03m)

The bathroom has a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, wood-panelled and tiled walls, wood-panelled ceiling, vinyl flooring, a radiator and a UPVC double-glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a range of mature trees, plants and shrubs, a shaped lawn, a stone-brick boundary wall, courtesy lighting, a gated block-paved driveway and access into the garage as well as the rear garden

Garage

9'10" x 16'9" (3.02m x 5.13m)

The garage has a window to the side elevation and double doors opening out onto the front driveway

Rear

To the rear of the property is a private enclosed garden with a concrete seating area, courtesy lighting, an outdoor tap, a lawn, a range of mature trees, plants and shrubs, hedged borders and fence panelling

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

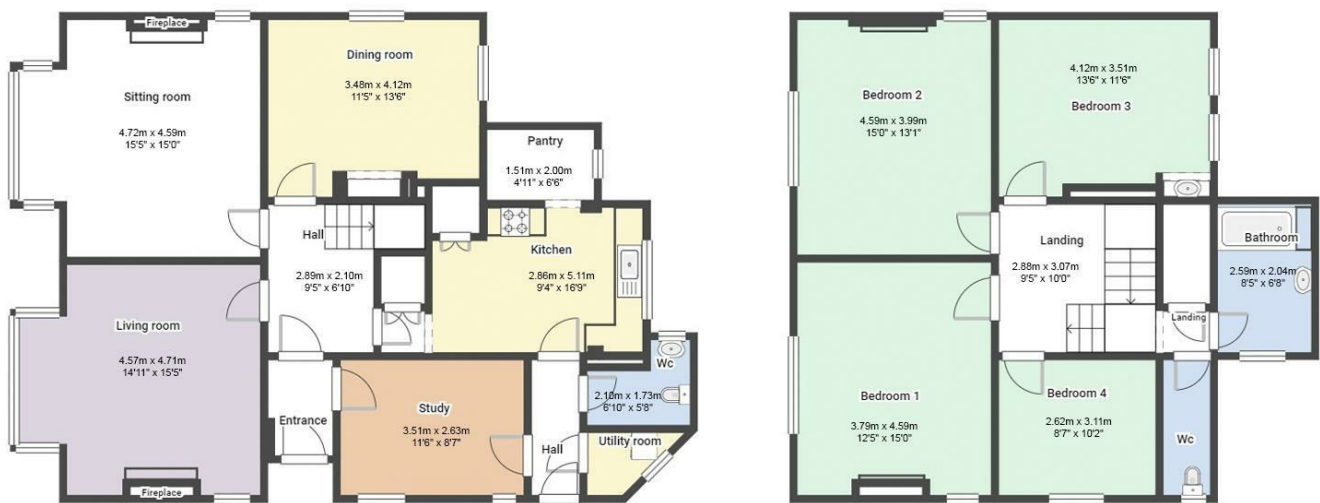
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Melton Road, West Bridgford, Nottinghamshire NG2 6ET

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

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

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.