

# HoldenCopley

PREPARE TO BE MOVED

Priory Road, West Bridgford, Nottinghamshire NG2 5HU

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Offers Over £1,100,000

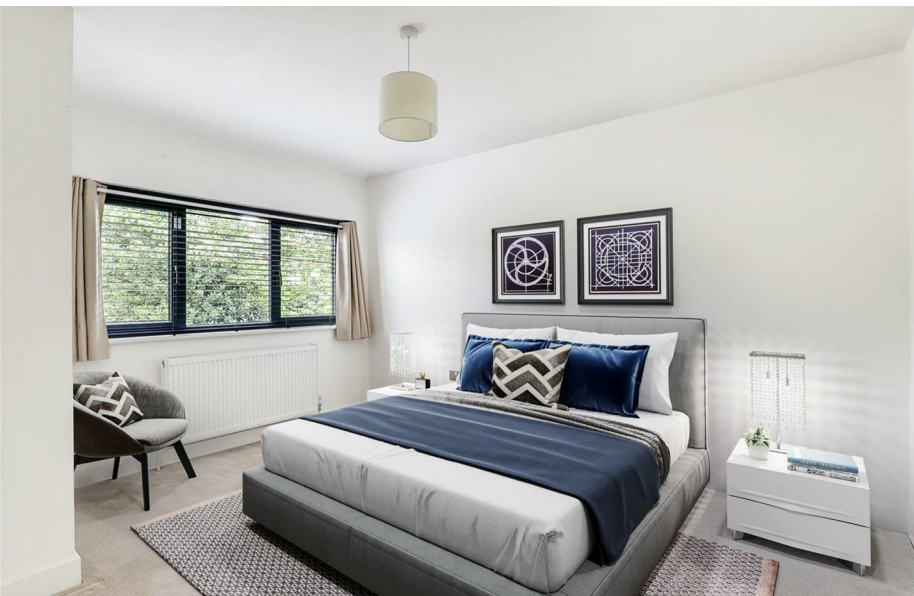
Priory Road, West Bridgford, Nottinghamshire NG2 5HU



PREPARE TO BE IMPRESSED...

Welcome to this exquisite, substantial detached house, nestled on the prestigious first section of arguably West Bridgford's most coveted street. This remarkable residence boasts opulent interiors spread gracefully across three floors, and it's offered to the market with the added convenience of no upward chain. As you step inside, you'll be captivated by the elegance and grandeur that this home exudes. The ground floor features two spacious reception rooms, perfect for hosting gatherings or enjoying quiet moments of relaxation. The true heart of the home, however, is the incredible kitchen diner, where modern design meets functionality. The living space seamlessly blends with the kitchen, and full-width sliding patio doors flood the area with natural light, inviting you to step out onto the Indian sandstone patio area in the large rear garden. Practicality meets style with the inclusion of a separate utility room and a convenient downstairs W/C. Ascend to the first floor, where you'll discover two en-suite bedrooms, offering the utmost privacy and comfort. Additionally, there are two more well-appointed bedrooms and a family bathroom, ensuring ample space for family and guests. The crowning jewel of this residence awaits you on the top floor, where the master suite offers a haven of tranquility. This sanctuary includes a spacious dressing room and an en-suite shower room, providing a serene retreat at the end of each day. Outside, the property continues to impress with a generously sized rear garden, perfect for outdoor entertaining and relaxation. The Indian sandstone patio area is ideal for alfresco dining or simply basking in the sun's warmth. To the front, there is off-street parking, providing convenience and security for your vehicles. This home truly offers a blend of luxury, comfort, and practicality in one of West Bridgford's most sought-after locations. Don't miss the opportunity to make this stunning property your own.





- Luxury Detached House
- Five Double Bedrooms & A Dressing Room
- Two Reception Rooms
- Substantial Kitchen & Dining Area
- Utility & W/C
- Three Modern Bathroom Suites
- Off-Road Parking
- Generous-Sized Gardens
- Highly-Regarded Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

4'7" x 30'6" (1.42m x 9.32m)

The entrance hall has underfloor heating, recessed spotlights, an in-built cloak cupboard, carpeted stairs and a single contemporary style door providing access into the accommodation

### Living Room

16'5" x 16'9" (5.02m x 5.12m)

The living room has a double-glazed window to the front elevation, a wall-mounted TV point, underfloor heating, a wall-mounted digital thermostat and double wooden doors with glass inserts leading into the kitchen diner

### Kitchen & Dining Area

27'10" x 22'0" max (8.49m x 6.71m max)

The kitchen has a range of fitted shaker-style base and wall units, a feature breakfast bar island, a composite sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, two integrated ovens, an integrated combi-oven, an integrated coffee-machine, an induction hob, an integrated fridge and freezer, recessed spotlights, space for a dining and seating area, underfloor heating with a wall-mounted digital thermostat, two skylight windows, recessed spotlights, a wall-mounted TV point and large sliding patio doors opening out to the rear garden

### Study

15'1" x 6'5" (4.62m x 1.96m)

The study has a double-glazed window to the front elevation, underfloor heating and recessed spotlights

### Utility Room

6'2" x 6'5" (1.89m x 1.98m)

The utility room has a fitted base unit with a wood-effect worktop, a stainless steel circular sink with a swan neck mixer tap, space and plumbing for a washing machine, underfloor heating, a wall-mounted boiler, recessed spotlights and a single door providing access to the garden

### W/C

6'2" x 2'2" (1.88m x 0.68m)

This space has a low level dual flush W/C combined with a wash basin, underfloor heating and an extractor fan

## FIRST FLOOR

### Landing

The landing has carpeted flooring, recessed spotlights and provides access to the first floor accommodation

### Bedroom Two

18'0" x 16'9" (5.50m x 5.11m)

The second bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, a wall-mounted TV point and access into the second en-suite

### En-Suite Two

3'10" x 8'10" (1.19m x 2.70m)

The second en-suite has a concealed dual flush W/C, a wash bas with fitted storage, tiled splashback, a shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail and recessed spotlights

### Bedroom Three

13'1" x 11'1" (4.00m x 3.40m)

The third bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point and access into the third en-suite

### En-Suite Three

5'9" x 4'7" (1.77m x 1.40m)

The third en-suite has a low level dual flush W/C, a vanity unit wash basin, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, partially tiled walls, an extractor fan and recessed spotlights

### Bedroom Four

10'0" x 13'0" (3.07m x 3.97m)

The fourth bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator and a wall-mounted TV point

### Bedroom Five

8'4" x 11'1" (2.56m x 3.39m)

The fifth bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator and a wall-mounted TV point

### Bathroom

8'9" x 6'4" (2.67m x 1.94m)

The bathroom has a low level dual W/C, a vanity wash basin, a panelled bath with an overhead rainfall shower, a handheld shower head and a shower screen, a chrome heated towel rail, partially tiled walls, recessed spotlights and a double-glazed obscure window to the rear elevation

## SECOND FLOOR

## Upper Landing

The upper landing has carpeted flooring, recessed spotlights, a skylight window and provides access to the second floor accommodation

### Bedroom One

15'8" x 13'8" (4.80m x 4.17m)

The first bedroom has a shaped double-glazed window with a bespoke fitted shutter to the rear elevation, two skylight windows, carpeted flooring, eaves storage, recessed spotlights, a radiator, a wall-mounted TV point, access into the en-suite and the dressing room

### En-Suite

13'11" x 8'5" (4.26m x 2.59m)

The en-suite has a concealed dual flush W/C, a vanity unit wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, a recessed display alcove, a chrome heated towel rail, an extractor fan, recessed spotlights and a skylight window

### Dressing Room

13'5" x 9'4" (4.11m x 2.85m)

The dressing room has a radiator, recessed spotlights and an in-built cupboard

### Cupboard

2'10" x 9'4" (0.87m x 2.85m)

## OUTSIDE

### Front

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

### Rear

To the rear of the property is a private enclosed garden with a grey Indian sandstone patio area, a lawn, a range of mature trees, an outdoor tap, courtesy lighting and fence panelling

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band G

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.

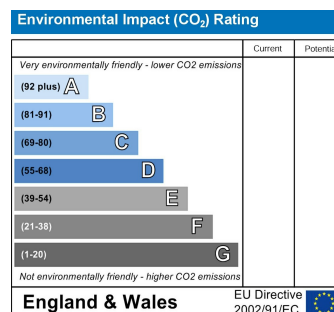
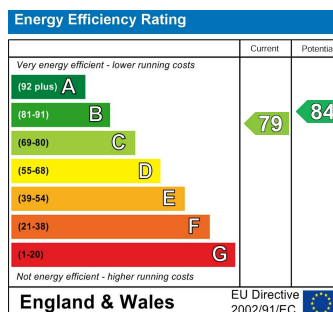
The vendor has advised the following:

Property Tenure is Freehold

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# Priory Road, West Bridgford, Nottinghamshire NG2 5HU

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

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