

# HoldenCopley

PREPARE TO BE MOVED

Melton Road, West Bridgford, Nottinghamshire NG2 6JL

---

Guide Price £1,500,000 - £1,750,000

Melton Road, West Bridgford, Nottinghamshire NG2 6JL



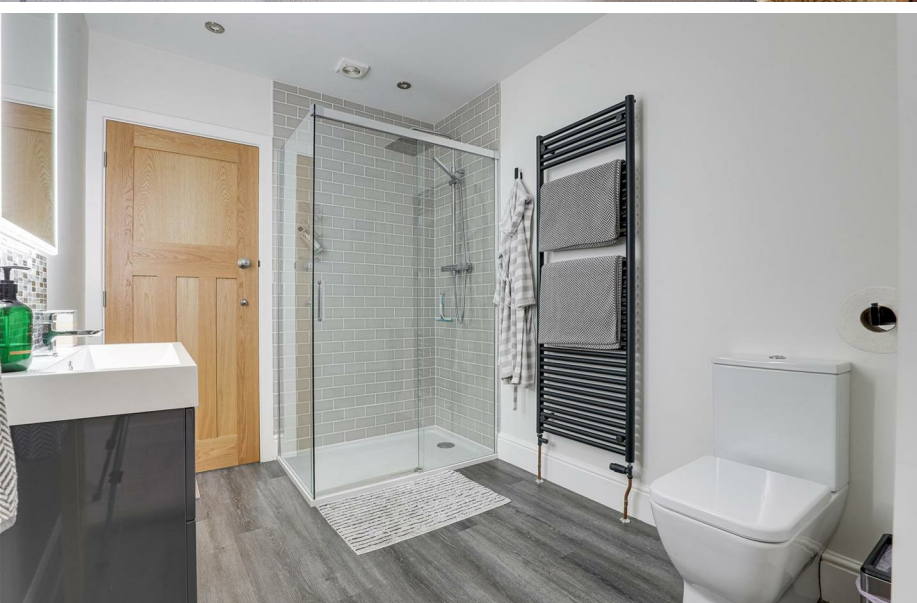
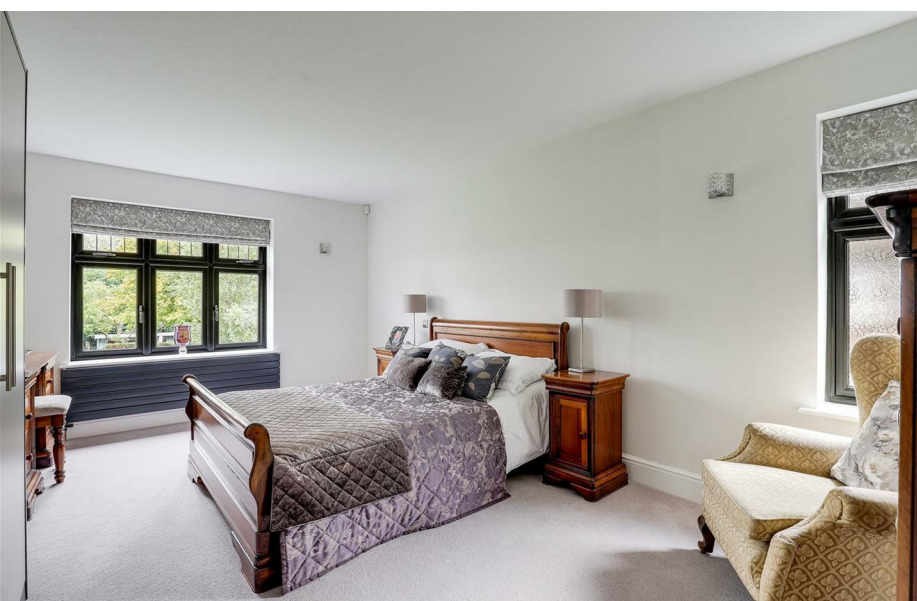
GUIDE PRICE £1,500,000 - £1,750,000

PREPARE TO BE IMPRESSED...

Introducing a remarkable detached five-bedroom residence, a masterpiece that has undergone a substantial extension and comprehensive renovation, resulting in a true showpiece of contemporary living whilst retaining many of its period features. The ground floor boasts a grand entrance with a porch, leading into an inviting hallway. The bay-fronted living room exudes elegance, while the expansive open-plan kitchen, living and dining area offers an ideal space for entertaining and family gatherings. Complementing this, you'll find a utility room, a convenient boot room and a well-appointed W/C. Venturing to the first floor, you'll be impressed by the four bedrooms, with the first and third bedrooms enjoying the luxury of en-suites and dressing rooms. A beautifully designed three-piece jack & jill shower room serving the fourth and fifth bedroom, while a dedicated laundry room and a spacious dressing room provide practicality at its finest. Ascend to the second floor and a large, versatile open bedroom awaits, complete with a cosy snug area and an en-suite bathroom. This level offers a unique and flexible space, perfect for accommodating various lifestyle needs. Outside, the property is graced by a substantial driveway and a garage, currently adapted for use as a gym. To the rear, the generously sized garden is a private haven, featuring two decked seating areas a lush and well-maintained lawn and a summer house. Abundant plants and shrubs add to the picturesque surroundings, while thoughtful courtesy lighting and hedged borders enhance the privacy and charm of this remarkable residence. Situated within the heart of 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.

MUST BE VIEWED





- Detached Family House
- Five Impressive Bedrooms
- Three Stylish En-Suite Bathrooms & Jack & Jill Shower Room
- Modern Fitted Open Plan Kitchen, Diner & Living Room
- Utility Room, Boot Room & Ground Floor W/C
- Large Driveway & Garage
- Generously-Sized Private Enclosed Garden
- Extensively Extended
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Porch

4'5" x 9'10" (1.37m x 3.00m)

The porch features a floor adorned with intricate tile patterns, four double-glazed windows on both the side and front walls and a single door. This door includes an exquisite stained glass panel, offering access to the accommodation.

### Hallway

11'0" x 16'11" (3.61m x 5.16m)

The hallway boasts patterned tiled flooring, an elegant oak staircase featuring glass panels and a carpet runner, a convenient under-stair storage cupboard, a column radiator, wall-mounted light fixtures, cornice along the ceiling, a double-glazed window at the front, three more windows on the front and side walls adorned with stained glass inserts and a single wooden door.

### Living Room

17'4" x 14'6" (5.30m x 4.44m)

The living room features carpeted flooring, a wall recess housing a captivating open fireplace with a decorative surround, a radiator, elegant wall-mounted light fixtures, decorative cornice to the ceiling, an original stained glass window to the side wall and an expansive double-glazed bay window to the front elevation.

### Kitchen/Diner/Living

27'3" x 42'7" max (8.33m x 12.99m max)

The open plan kitchen/diner/living room is equipped with a range of high quality fitted base and wall units complemented by sleek granite worktops. It includes an undermount sink and a half, complete with drainer grooves and an elegant swan neck Quooker tap. The kitchen features an integrated double oven, an induction hob with a downdraft extractor, fridge, dishwasher and a built-in coffee machine. An island and a reclaimed brick-built bar add character to the space, along with a distinctive reclaimed brick pillar and feature wall. Additionally, there's internal access to the garage, tiled flooring with underfloor heating, wall-mounted light fixtures, recessed spotlights, a lantern roof, four double-glazed windows on the side and five large double-glazed sliding doors that open up either way and grant access to the rear garden.

### Utility Room

11'5" x 8'6" (3.49m x 2.60)

In the utility room, you'll find tiled flooring, a charming Belfast-style sink adorned with a swan neck mixer tap, a convenient in-built storage cupboard, a radiator, recessed spotlights for a well-lit atmosphere, a double-glazed window and a single door providing access to the side elevation.

### Boot Room

7'9" x 15'5" (2.37m x 4.70m)

The boot room is equipped with tiled flooring, an in-built storage cupboard, a radiator, recessed spotlights and a double-glazed window to the front elevation.

### W/C

3'2" x 6'11" (0.98m x 2.13m)

This space has a low-level dual flush W/C, a vanity-style wash basin featuring a stainless steel mixer tap and a tasteful tiled splashback. The space also includes a radiator, recessed spotlights and a UPVC double-glazed window with obscure glass to the side elevation.

## FIRST FLOOR

### Landing

9'10" x 14'7" (3.01m x 4.46m)

The landing has carpeted flooring, a radiator, two in-built storage cupboards, wall-mounted light fixtures and provides access to the first floor accommodation

### Bedroom One

12'9" x 17'5" (3.91m x 5.32m)

The master bedroom offers carpeted flooring, two radiators, cornice detailing along the ceiling, wall-mounted light fixtures, direct access to the dressing room and en-suite and a double-glazed bay window that graces the front elevation.

### Dressing Room

12'4" x 9'8" (3.77m x 2.97m)

The dressing room is appointed with carpeted flooring, recessed spotlights, two double-glazed windows to the front and side elevations, convenient access to the en-suite and offers generous storage capacity.

### En-Suite

9'7" x 9'9" max (2.93m x 2.99m max)

The en-suite features a low-level dual flush W/C discreetly separated by a privacy door. It includes a wall-mounted wash basin adorned with a stainless steel mixer tap and a wall-mounted mirror illuminated by LED lighting. The en-suite also boasts a fitted shower enclosure, complete with both a waterfall-style and hand-held shower head and a tasteful tiled splashback. Additionally, there's a heated towel rail, recessed spotlights and a double-glazed window with obscured glass to the side elevation.

### Bedroom Three

11'9" x 8'11" (3.60m x 2.74m)

The third bedroom is appointed with carpeted flooring, fitted wardrobes, a radiator, wall-mounted light fixtures, direct access to the dressing room and en-suite and a double-glazed window to the front elevation.

### Dressing Room

15'2" x 7'8" (4.63m x 2.35m)

The dressing room features carpeted flooring, a radiator, recessed spotlights, direct access to the en-suite and a double-glazed window to the front elevation.

### En-Suite

10'10" x 9'10" (3.31m x 3.00m)

The en-suite includes a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, an LED-lit wall mirror, a well-appointed shower enclosure with both a waterfall-style and hand-held shower head, a bathtub with centrally positioned taps. It features an attractive tiled splashback, a heated towel rail, recessed spotlights and a double-glazed window with obscured glass to the rear elevation.

### Bedroom Four

11'5" x 23'7" (3.49m x 7.20m)

The fourth bedroom features carpeted flooring, fitted wardrobes, a radiator, wall-mounted light fixtures, recessed spotlights, convenient access to a walk-in cupboard, a connecting door to the bathroom and two double glazed windows to the front and side elevations

### Dressing Room

4'11" x 13'7" (1.51m x 4.15m)

The dressing room has carpeted flooring, a radiator, a range of fitted wardrobes, recessed spotlights and offers generous storage capacity.

### Bedroom Five

11'6" x 19'7" (3.51m x 5.99m)

The fifth bedroom is equipped with carpeted flooring, an in-built storage cupboard, a radiator, wall-mounted light fixtures, recessed spotlights, a convenient connection to the bathroom and a double-glazed window to the rear elevation

### Jack & Jill Shower Room

9'11" x 6'11" (3.04m x 2.11m)

The jack and jill shower room features a low-level dual flush W/C, a wall-mounted wash basin with drawer units, an LED mirror mounted on the wall, a modern shower enclosure with both a waterfall-style and hand-held showerhead, tasteful tiled splashback, a heated towel rail and recessed spotlights.

### Laundry Room

7'7" x 8'3" (2.33m x 2.53m)

The laundry room is equipped with built-in base and wall units complete with a practical worktop, space and plumbing for a washing machine and tumble dryer, a radiator, recessed spotlights and a double-glazed window, offering privacy, to the rear elevation

## SECOND FLOOR

### Landing

The landing has carpeted flooring, a Velux window and provides access to the second floor accommodation

### Bedroom Two

33'3" x 26'10" max (10.15m x 8.20m max)

The spacious second bedroom is a versatile, open area that includes several built-in storage cupboards, fitted office furniture, fitted bedroom furniture, a passage to a cosy snug corner, three radiators, four Velux windows and a sizable triangular skylight window.

### En-Suite

5'8" x 12'11" (1.75m x 3.95m)

The en-suite bathroom is equipped with a low-level dual flush toilet, a wall-mounted wash basin featuring a stainless steel mixer tap, a spacious walk-in shower enclosure with both a waterfall-style and hand-held showerhead, a tastefully tiled splashback, a heated towel rail and modern LED strip lighting.

### Snug

11'1" x 6'2" (3.40m x 1.90m)

The cosy snug area has carpeted flooring, a designated TV point and stylish LED strip lighting.

## OUTSIDE

### Front

Situated at the front of the property, you'll find a spacious driveway with access to the garage offering ample off-road parking and storage options, a beautifully landscaped rockery with a well-maintained lawn, a stone pebbled border, an array of flourishing plants and shrubs, courtesy lighting and is enclosed by panelled fencing.

### Garage/Gym

18'0" x 14'6" (5.50m x 4.44m)

The garage/gym is equipped with numerous power outlets, lighting, a front-facing window, a single door leading to the rear garden and an electric up-and-over door for easy access to the driveway.

### Rear

To the rear of the property, you'll discover a spacious and secluded 160 foot garden featuring a decked seating area, a lawn, an additional decked seating spot with a charming summer house, two storage sheds, an assortment of thriving plants and shrubs, courtesy lighting and is defined by lush hedged borders.

## 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.

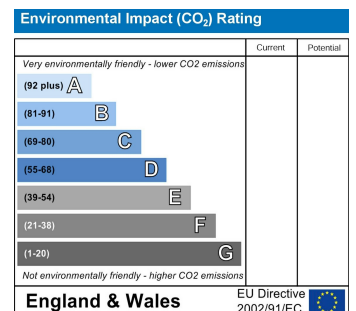
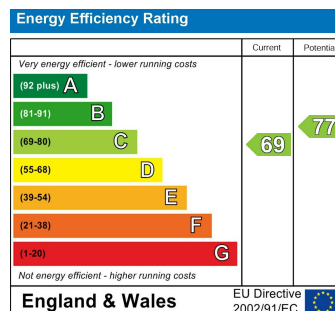
The vendor has advised the following:

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.



# Melton Road, West Bridgford, Nottinghamshire NG2 6JL

**HoldenCopley**  
PREPARE TO BE MOVED



3948 sq ft

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](http://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.