

# HoldenCopley

PREPARE TO BE MOVED

Radcliffe Road, West Bridgford, Nottinghamshire NG2 5HD

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**Guide Price £500,000 - £575,000**

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GUIDE PRICE £500,000 - £550,000

DETACHED BUNGALOW IN SOUGHT AFTER LOCATION...

This substantial bungalow occupies a generous plot and offers spacious living spaces both indoors and outdoors. It boasts a variety of original features, such as stained glass windows, high ceilings, beautiful fireplaces and more, enhancing its unique character. Situated in an exclusive and highly sought-after residential area, this property is conveniently located near West Bridgford Town Centre, providing access to a wide range of excellent facilities and amenities, as well as the City Centre and Universities. This home also offers convenient access to various regional and national transport hubs, including an excellent train service to London from Nottingham or East Midlands Parkway. It falls within the catchment area of The West Bridgford School and many other schools. Internally, the property comprises a welcoming porch and entrance hall, a spacious living room with double doors leading to the conservatory, a dining room and a breakfast kitchen with access to a lean-to that runs the width of the property. The lean-to connects to a utility room, a storage room and the garage. The accommodation includes four sizable bedrooms, a bathroom, and an additional W/C. Outside, you'll find a front driveway providing ample off-road parking for multiple cars, while the rear features a private enclosed low-maintenance garden with a variety of mature trees and greenhouses.

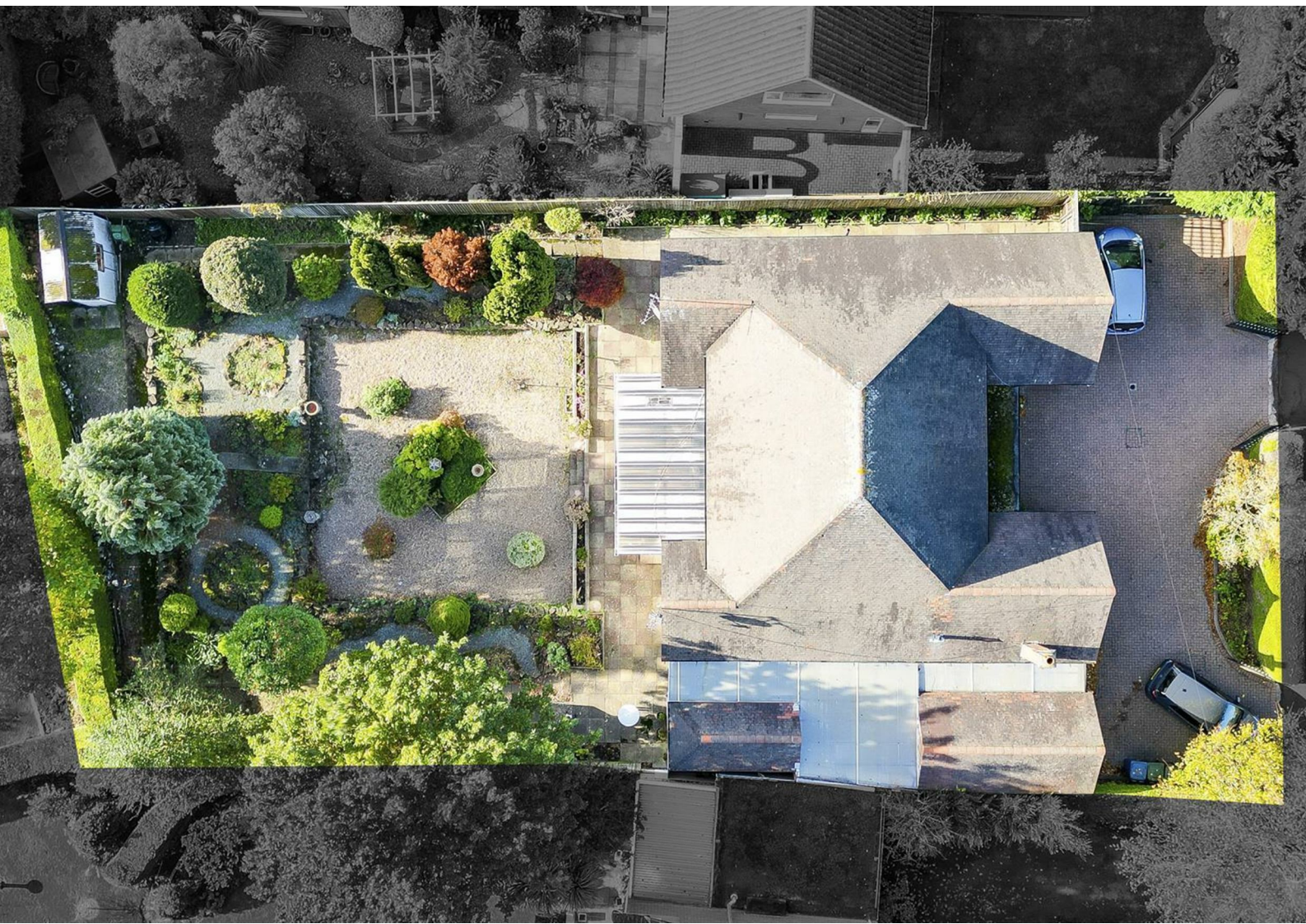
MUST BE VIEWED





- Detached Bungalow
- Four Double Bedrooms
- Two Reception Rooms
- Large Conservatory
- Breakfast Kitchen & Separate Utility Room
- Bathroom & W/C
- Ample Storage Space
- Low Maintenance Garden
- Driveway & Garage
- Sought After Location





## ACCOMMODATION

### Porch

The porch has double doors providing access into the accommodation

### Hallway

The inner hall has carpeted flooring, two radiators, coving to the ceiling, a wall-mounted thermostat and windows to the front elevation

### Cloak W/C

7'11" x 6'5" (2.43 x 1.96)

This space has a low level flush W/C, a wash basin with fitted base cupboards, partially tiled walls, fitted wall units and a circular stained glass window to the front elevation

### Living Room

19'11" x 18'2" (6.09 x 5.55)

The living room has carpeted flooring, coving to the ceiling, two radiators, a recessed chimney breast alcove with a feature fireplace and a stone tiled hearth, full height windows to the rear elevation and double doors into the conservatory

### Conservatory

19'5" x 9'10" (5.94 x 3.00)

The conservatory has tiled flooring, fitted storage cupboards, a radiator, fitted roof blinds, a range of UPVC double glazed windows to the rear elevation and a single UPVC door to access the rear garden

### Dining Room

11'11" x 10'7" (3.64 x 3.25)

The dining room has carpeted flooring, a UPVC double glazed window to the rear elevation, a radiator and double doors into the living room

### Kitchen

17'1" x 10'7" (5.23 x 3.25)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, space for a range cooker, an extractor fan, space for a fridge and freezer, a radiator, tile effect flooring, partially tiled walls, recessed spotlights and a single-glazed window to the side elevation

### Lean-To

This space has a polycarbonate roof and access to the front and rear gardens

### Garage

17'3" x 8'5" (5.28 x 2.57)

The garage has power points and a single up and over door

### Storage

7'0" x 5'0" (2.14 x 1.53)

This space has wall-mounted shelving and power points

### Utility Room

7'10" x 7'0" (2.41 x 2.14)

The utility room has fitted wall units, rolled edge worktops, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, a wall-mounted wash basin and a single-glazed obscure window

### Bedroom One

13'11" x 11'11" (4.25 x 3.65)

The first bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

### Bedroom Two

13'10" x 12'0" (4.24 x 3.66)

The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and a triple fitted wardrobe with overhead storage cupboards

### Bedroom Three

10'4" x 10'4" (3.16 x 3.15)

The third bedroom has a UPVC double glazed window to the side elevation, carpeted flooring, a radiator and a double fitted wardrobe with overhead storage cupboards and a dressing table

## Bedroom Four/Sitting Room

This room has a UPVC double glazed window to the front elevation, two stained glass windows to the side elevation, carpeted flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative stone surround and a radiator

## Bathroom

10'4" x 10'3" max (3.15 x 3.14 max)

The bathroom has a low level flush W/C, a pedestal wash basin, a tiled bath with a shower fixture, vinyl flooring, partially tiled walls, a radiator and two UPVC double glazed obscure windows to the side elevation

## OUTSIDE

### Front

To the front of the property is a block-paved driveway with access into the garage providing ample off-road parking

### Rear

To the rear of the property is a private enclosed low maintenance garden with paved patio, a range of mature trees, plants and shrubs, a greenhouse, a shed and 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.

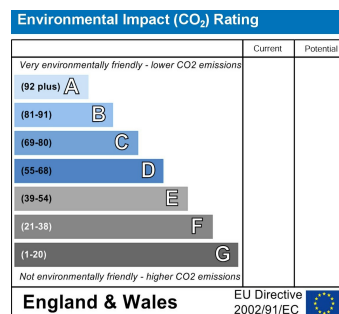
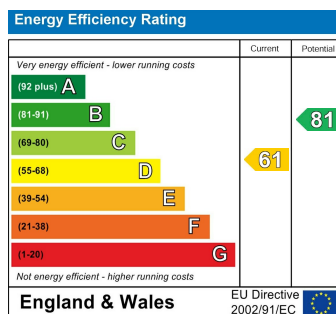
The vendor has advised the following:

Property Tenure is Freehold

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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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