

# HoldenCopley

PREPARE TO BE MOVED

Highfield Road, West Bridgford, Nottinghamshire NG2 6DR

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Guide Price £550,000



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GUIDE PRICE £550,000 - £600,000

MUST BE VIEWED

Welcome to this exquisite five-bedroom semi-detached house, a true epitome of luxury living, meticulously renovated throughout and nestled in a highly coveted location that defines sophistication and tranquillity. As you step through the inviting entrance hall, you are greeted by the expansive living room, adorned with a seamless blend of modern aesthetics and timeless charm. The ground floor further unfolds to reveal a versatile playroom, offering flexibility for various lifestyles. Prepare to be captivated by the heart of this home – a modern open plan kitchen/diner that seamlessly integrates with the outdoors through bi-fold doors, creating a harmonious connection between indoor and outdoor living spaces. The kitchen boasts contemporary design and top-of-the-line appliances, making it a culinary haven. Adjacent to the kitchen is a convenient utility room, adding functionality to the space, while a thoughtfully placed W/C enhances the overall convenience of the ground floor. Venturing to the first floor, you'll discover three elegantly appointed bedrooms, each exuding comfort and style. The first floor is complemented by a three-piece bathroom suite, providing a spa-like retreat for residents and guests alike. The master bedroom, a sanctuary of luxury, boasts an en-suite, elevating the experience of comfort and privacy. Ascending to the second floor, two additional bedrooms await, offering ample space for a growing family or accommodating guests. Outside, convenience meets aesthetics with on-street parking. The private enclosed garden is a tranquil escape, offering a perfect blend of greenery and serenity, ideal for entertaining guests or enjoying a peaceful moment in nature. This property is situated in one of Nottingham's most sought after residential locations within easy reach of the centre of West Bridgford with its excellent facilities and amenities together with the City Centre and Universities.







- Semi-Detached House
- Five Bedrooms
- Two Spacious Reception Rooms
- Modern Open Plan Kitchen/Diner
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- On-Street Parking
- Private Enclosed Garden
- Renovated Throughout
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has patterned tiled flooring, carpeted stairs, a radiator, a dado rail, architraving and a single door providing access into the accommodation

Living Room

12'0" into bay x 12'2" ( 3.68m into bay x 3.73m)

The living room has carpeted flooring, a wall-mounted feature fireplace, a TV point, a radiator, a picture rail, cornice to the ceiling, a feature ceiling rose and a bay window to the front elevation

Play Room

12'9" x 10'4" (3.89m x 3.17m)

The play room has a radiator, cornice to the ceiling and a UPVC double glazed window to the side elevation

Kitchen/Diner

24'2" x 15'1" (7.37m x 4.60m)

The kitchen/diner has a range of fitted base and wall units with worktops, an integrated double oven, an integrated gas hob, an extractor fan, space for an American-style fridge freezer, a feature island with a sink and a half with a swan neck mixer tap, a TV point, a radiator, a further vertical radiator, part tiled flooring and part wooden flooring, two skylights, a double glazed window to the side elevation and bi-fold doors providing access to the rear garden

Utility Room

6'3" x 4'11" (1.91m x 1.52m)

The utility room has fitted base units, a Belfast-style sink with a worktop, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler, tiled splashback, a heated towel rail and tiled flooring

W/C

6'7" x 4'7" ( 2.01m x 1.40m)

This space has a low-level dual flush W/C, a wall-mounted wash basin with a storage cupboard and a stainless steel mixer tap, tiled splashback, a heated towel rail and patterned tiled flooring

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a dado rail and provides access to the first floor accommodation

Bedroom One

12'0" x 12'0" (3.68m x 3.68m)

The main bedroom has carpeted flooring, a radiator, access to the en-suite and two sash windows to the front elevation

En-Suite

11'8" x 3'4" (3.56m x 1.04m)

The en-suite has a low-level dual flush W/C, a vanity-style wash basin, a walk-in shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls and tiled flooring

Bedroom Three

12'9" x 10'7" (3.89m x 3.23m)

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

Bedroom Five

11'6" x 5'1" (3.53m x 1.57m)

The fifth bedroom has carpeted flooring, a radiator, a Velux window and a UPVC double glazed obscure window to the side elevation

Bathroom

6'3" x 6'7" (1.93m x 2.01m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with a waterfall-style and hand-held shower fixture, a shower screen, a chrome heated towel rail, tiled flooring, tiled walls and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Landing

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

Bedroom Two

11'8" max x 16'2" max (3.56m max x 4.93m max)

The second bedroom has carpeted flooring, a radiator, two Velux windows and a UPVC double glazed window to the side elevation

Bedroom Four

12'5" max x 10'5" max (3.81m max x 3.20m max)

The fourth bedroom has carpeted flooring, a radiator, a Velux window and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property there is access to on-street parking, a low-maintenance brick-walled garden and gated side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a block paved patio area with steps down to a lawn, a range of plants and shrubs, a shed, courtesy lighting and panelled fencing

DISCLAIMER

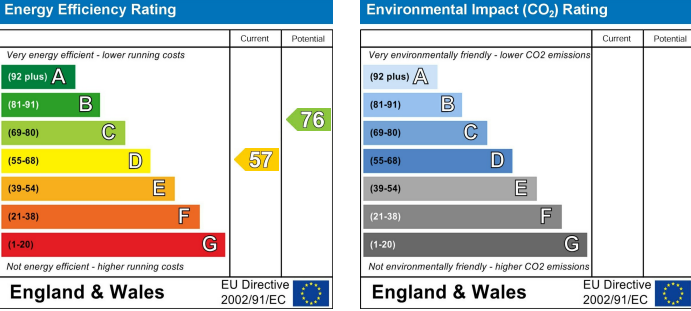
Council Tax Band Rating - Rushcliffe Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to 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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