

HoldenCopley

PREPARE TO BE MOVED

Burleigh Road, West Bridgford, Nottinghamshire NG2 6FP

Guide Price £500,000 - £650,000

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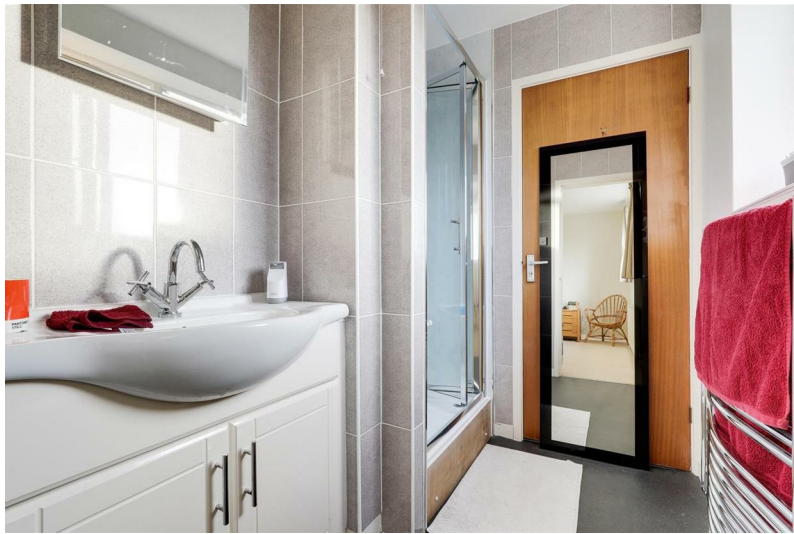


GUIDE PRICE £500,000-£550,000

LOCATION, LOCATION, LOCATION...

Welcome to this substantial four-bedroom detached house, nestled in a highly sought-after location that effortlessly combines tranquillity with convenience. As you enter through the welcoming entrance hall, you'll be captivated by the sense of space and elegance that defines this residence. The ground floor boasts a generously sized lounge/diner, providing an ideal space for entertaining and relaxation. Adjacent is a separate dining room, perfect for hosting dinner parties or intimate gatherings. The heart of this home lies in its modern fitted kitchen, complete with contemporary appliances and a convenient pantry for all your storage needs. A W/C adds to the practicality of the ground floor layout, ensuring convenience for both residents and guests alike. Ascending the stairs to the first floor, you'll discover four well-appointed bedrooms, each offering a peaceful retreat. The three-piece bathroom suite provides a touch of luxury, while the master bedroom boasts the added convenience of an en-suite, elevating your daily living experience. Step outside and be greeted by a driveway leading to a double garage, offering ample off-road parking for you and your guests. The real highlight of this property, however, is the fantastic-sized private enclosed wildlife garden. This outdoor haven features a mesmerizing pond, a variety of fruit trees and a specially designed bee box, creating a harmonious environment for nature enthusiasts. In every aspect, this four-bedroom detached house exemplifies the perfect blend of contemporary living and natural beauty. Situated in 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. The property is also has a range of excellent transport links and is within catchment to great schools.

MUST BE VIEWED





- Substantial Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Driveway & Double Garage
- Fantastic-Sized Private Enclosed Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'11" x 5'3" (2.12 x 1.62)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a UPVC double glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation

Lounge/Diner

24'8" x 14'7" (7.52 x 4.47)

The lounge/diner has carpeted flooring, a TV point, two radiators, coving to the ceiling, a UPVC double glazed window to the front elevation and a UPVC glass sliding door providing access to the rear garden

Dining Room

13'10" x 8'11" (4.22 x 2.73)

The dining room has carpeted flooring, a radiator, wall-mounted light fixtures, coving to the ceiling and a UPVC double glazed window to the front elevation

Kitchen

12'6" x 10'4" (3.82 x 3.15)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, space for an oven, space for a fridge freezer, space and plumbing for a washing machine, a pantry, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

Pantry

6'7" x 3'7" (2.02 x 1.10)

The pantry has tiled flooring and provides ample storage space

W/C

5'10" x 3'2" (1.80 x 0.98)

This space has a low-level flush W/C, a wall-mounted wash basin, tiled splashback and carpeted flooring

FIRST FLOOR

Landing

9'8" x 6'11" (2.95 x 2.11)

The landing has carpeted flooring, two in-built storage cupboards and provides access to the loft and first floor accommodation

Master Bedroom

11'3" x 9'8" (3.44 x 2.95)

The master bedroom has carpeted flooring, a radiator, access to the en-suite and a UPVC double glazed window to the front elevation

En-Suite

6'7" x 4'11" (2.01 x 1.50)

The en-suite has a vanity-style wash basin, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls and a UPVC double glazed obscure window to the front elevation

Bedroom Two

13'10" x 8'10" (4.23 x 2.71)

The second bedroom has carpeted flooring, a radiator, access to the en-suite and a UPVC double glazed window to the front elevation

Bedroom Three

10'4" x 9'8" (3.15 x 2.97)

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

Bedroom Four

10'3" x 8'10" (3.14 x 2.71)

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

Bathroom

8'2" x 6'10" (2.51 x 2.10)

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 wall-mounted shower fixture, a

shower screen, a radiator, tiled walls and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking, a range of plants and shrubs and courtesy lighting

Garage

30'1" x 8'8" (9.19 x 2.65)

The double garage has lighting, multiple power points, an up-and-over door providing access to the driveway, a window to the rear elevation and a single door providing access to the rear garden

Rear

To the rear of the property is a fantastic-sized private enclosed wildlife garden with a large lawn, a range of plants and shrubs, a range of fruit trees, a feature pond, a summer house, a bee box and panelled fencing

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

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.

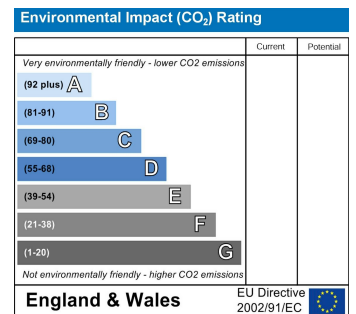
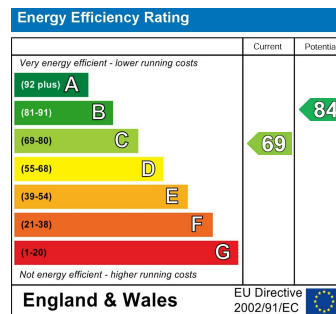
The vendor has advised the following:

Property Tenure is Freehold

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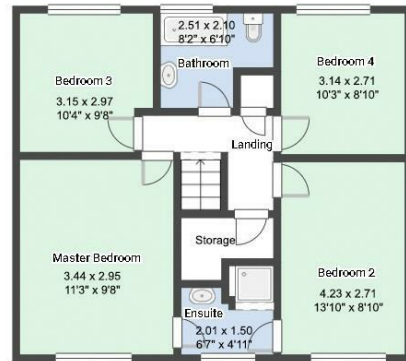
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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