

# HoldenCopley

PREPARE TO BE MOVED

Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GB

---

£650,000

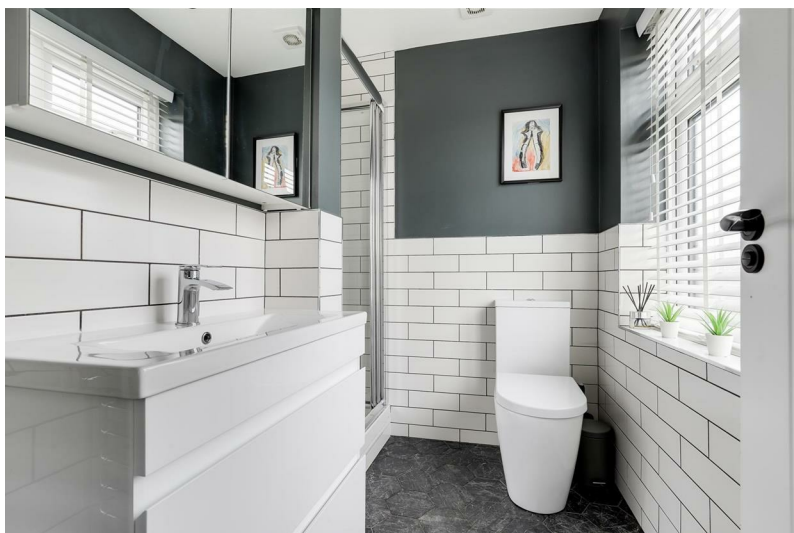
Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GB

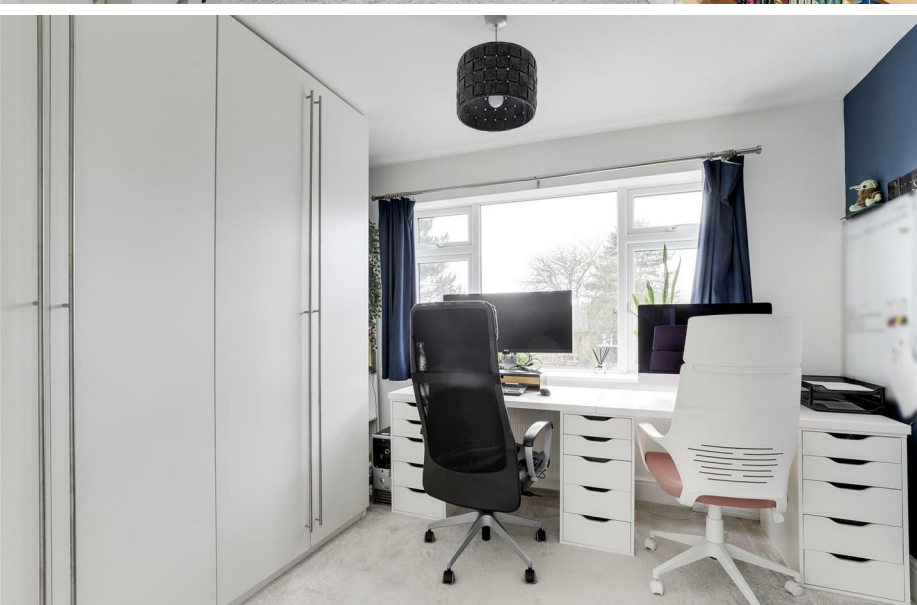
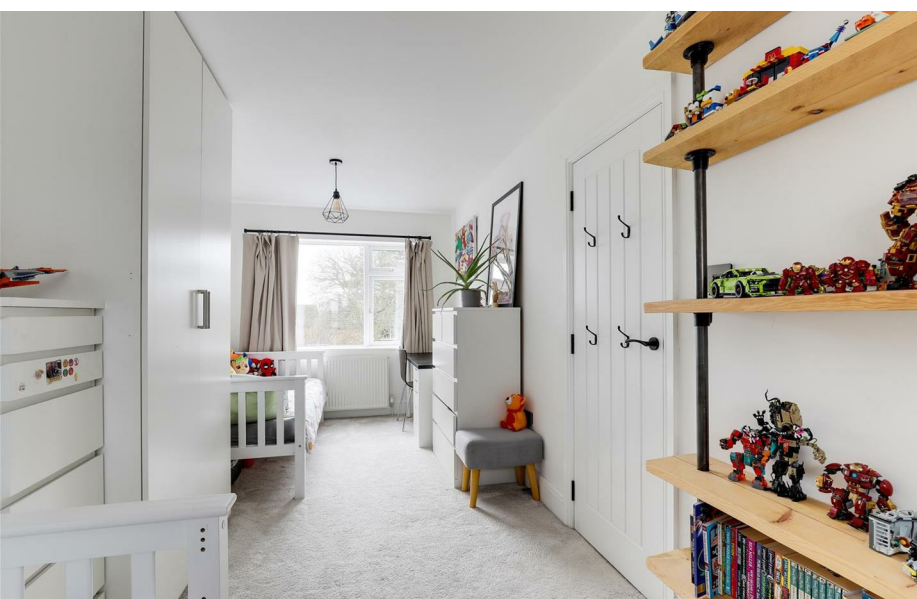


PRESENTED TO A HIGH STANDARD THROUGHOUT...

Welcome to a meticulously renovated and thoughtfully extended four-bedroom detached house, representing the epitome of modern living. The property also has the potential to be transformed into a five bedroom house as the fourth bedroom could be split into two with its dual aspect windows. As you step through the inviting entrance hall, the allure of this home becomes apparent. The ground floor unfolds to reveal a bay-fronted living room, bathed in natural light, creating a warm and welcoming ambience. The heart of the home lies in the expansive modern open-plan kitchen/diner/living area, equipped with integrated speakers and enhanced by bi-fold doors that seamlessly connect indoor and outdoor spaces. Completing the ground floor is a utility room and a convenient W/C. Ascending to the first floor, discover three generously sized bedrooms adorned with contemporary finishes. A stylish four-piece bathroom suite graces this level, presenting a serene retreat for relaxation. The second bedroom enjoys the luxury of an en-suite, providing added comfort and privacy. Venture up to the second floor to unveil the crowning jewel of this residence – the master bedroom. This indulgent space boasts integrated speakers, a dressing room and a sumptuous en suite bathroom. Outside, the property showcases a well-manicured frontage with a driveway and garage, ensuring ample off-road parking for residents and guests alike. The rear garden, a private oasis, is designed for low-maintenance enjoyment, providing an ideal setting for outdoor gatherings or quiet moments of repose. Situated in a highly sought after residential location, just a stone's throw away from The River Trent and within easy reach of the centre of West Bridgford, hosting a wide range of excellent facilities and amenities together with the City Centre and Universities. The property is also within catchment of the local outstanding rated schools.

MUST BE VIEWED





- Modern Detached House
- Four Good-Sized Bedrooms
- Spacious Living Room
- Large Open Plan  
Kitchen/Diner/Living Area
- Utility Room & W/C
- Stylish Four-Piece Bathroom  
Suite & Two En-Suites
- Driveway & Garage
- Low-Maintenance Private  
Enclosed Garden
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

17'10" x 6'4" (5.45 x 1.94)

The entrance hall has herringbone flooring, carpeted stairs, an under-stair storage cupboard, a column radiator, recessed spotlights, obscure windows to the front elevation and a single composite door providing access into the accommodation

### Living Room

16'9" x 10'10" into bay (5.13 x 3.31 into bay)

The living room has carpeted flooring, a TV point, a column radiator, wall-mounted light fixtures, coving to the ceiling and a double glazed bay window to the front elevation

### Kitchen/Diner/Living Area

25'11" x 25'8" (7.90 x 7.83)

The kitchen area has a range of fitted base and wall units with Calcatta quartz worktops, an undermount sink with a swan neck mixer tap and drainer grooves, an integrated one and a half oven, an integrated electric hob, an angled extractor hood, an integrated fridge, an integrated freezer, an integrated dishwasher, a feature island, a double glazed window to the rear elevation and is open plan to the living/dining area which has herringbone flooring with underfloor heating, a TV point, integrated speakers, recessed spotlights, two skylights and bi-fold doors providing access to the rear garden

### Utility Room

8'0" x 6'10" (2.46 x 2.09)

The utility room has a range of fitted base and wall units with Calcatta quartz worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, tiled splashback and herringbone flooring

### W/C

6'0" x 2'6" (1.84 x 0.78)

This space has a low-level dual flush W/C, a wall-mounted wash basin with a drawer units and a mixer tap, a heated towel rail, partially tiled walls, herringbone flooring and a double glazed obscure window to the side elevation

## FIRST FLOOR

### Landing

18'2" x 7'0" (5.54 x 2.14)

The landing has carpeted flooring, an in-built storage cupboard, a column radiator, recessed spotlights, a double glazed obscure window to the side elevation and provides access to the first floor accommodation

### Bedroom Two

13'5" x 10'6" (4.11 x 3.22)

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

### En-Suite

6'9" x 6'5" (2.07 x 1.97)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with drawer units and a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a chrome heated towel rail, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the front elevation

### Bedroom Three

20'5" x 8'1" (6.24 x 2.48)

The third bedroom has carpeted flooring, two radiators and two double glazed windows to the front and rear elevations

### Bedroom Four

10'6" x 9'4" (3.22 x 2.87)

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

### Bathroom

8'6" x 6'8" (2.61 x 2.04)

The bathroom has a low-level flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with central taps, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, floor-to-ceiling tiles, recessed spotlights and a double glazed obscure window to the rear elevation

## SECOND FLOOR

### Landing

6'7" x 3'1" (2.02 x 0.96)

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

### Master Bedroom

12'4" x 9'0" (3.78 x 2.76)

The master bedroom has carpeted flooring, a TV point, a column radiator, integrated speakers, access to the dressing room, access to the en-suite and a double glazed window to the rear elevation

### Dressing Room

12'11" x 12'1" max (3.96 x 3.70 max)

The dressing room has carpeted flooring, recessed spotlights and a Velux window

### En-Suite

9'8" x 6'6" (2.95 x 2.00)

The en-suite has a low-level flush W/C, a wall-mounted wash basin with drawer units and a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a heated towel rail, floor-to-ceiling tiles, an LED wall-mounted mirror, LED strip lights, recessed spotlights and a Velux window

## OUTSIDE

### Front

To the front of the property is a driveway with access to the garage providing ample off-road parking, courtesy lighting and gated side access to the rear garden

### Garage

10'11" x 8'3" (3.34 x 2.52)

### Rear

To the rear of the property is a private enclosed garden with a decked area, a low-maintenance lawn, courtesy lighting and panelled fencing

## DISCLAIMER

The vendor has informed us that the property was extended. HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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.

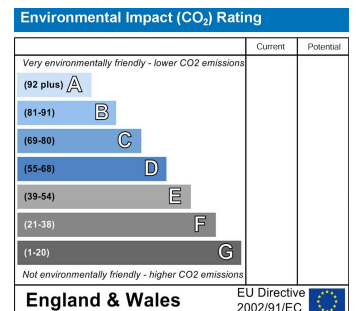
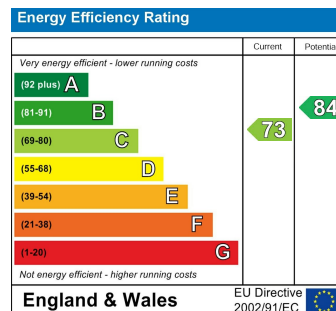
The vendor has advised the following:

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.



# Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GB

**HoldenCopley**  
PREPARE TO BE MOVED



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: 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.