

# HoldenCopley

PREPARE TO BE MOVED

Victoria Road, Bunny, Nottingham NG11 6QF

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**Guide Price £425,000**



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GUIDE PRICE £425,000-£450,000

## SPACIOUS FAMILY HOME...

Welcome to this beautifully presented four-bedroom semi-detached house, thoughtfully extended to create a spacious and modern family home. Nestled in a sought-after location, this property offers convenient access to local amenities, schools, and excellent commuting links. Upon entering, you are greeted by a spacious reception room boasting a feature log burner and a large bay window, creating a warm and inviting atmosphere. The modern fitted kitchen offers plenty of storage and countertop space, with open-plan access to the living/dining room. This area is flooded with natural light, thanks to a large roof lantern and impressive 6-meter bifold doors leading out to the rear garden, seamlessly blending indoor and outdoor living. A convenient W/C completes the ground floor layout. Ascending to the upper level, you'll find three well-proportioned double bedrooms, each offering comfort and style. A stylish four-piece bathroom suite adds a touch of luxury to the accommodation. The top level of the property features a spacious double bedroom, a stylish shower room, and a useful closet, providing versatile living options to suit your needs. Outside, the front of the property boasts a driveway providing off-road parking, along with access to the garage, which offers ample storage space and a small garden that enhances curb appeal. The rear garden features a paved patio area, perfect for outdoor dining and entertaining, along with a hot tub. A great size lawn area and a workshop that offers additional versatile space for hobbies or storage.

MUST BE VIEWED







- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Office
- Two Bathrooms
- Driveway & Garage
- Workshop
- Sought-After Location











## GROUND FLOOR

### Entrance Hall

14'0" x 6'3" (max) (4.27m x 1.92m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a dado rail, recessed spotlights and a single UPVC door providing access into the accommodation.

### Lounge

16'4" x 11'5" (max) (4.99m x 3.49m (max))

The lounge has carpeted flooring, a radiator, a recessed chimney breast alcove with a feature large log burner and a UPVC double-glaze bay window to the front elevation.

### Kitchen

18'1" x 9'6" (5.53m x 2.91m )

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated six burner gas hob, an integrated dishwasher, an integrated fridge, an extractor fan, a radiator, recessed spotlights, an in-built storage cupboard and Slate tiled flooring.

### W/C

4'3" x 4'2" (1.30m x 1.29m )

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled walls and tiled flooring.

### Living/Dining Room

21'9" x 12'4" (6.63m x 3.78m )

The living/ dining room has granite tiled flooring, a radiator, a feature media wall, recessed spotlights, a 5x2 roof lantern and 6-meter Bifold doors providing access to the rear garden.

## FIRST FLOOR

### Landing

18'6" x 6'3" (max) (5.65m x 1.91m (max))

The landing has carpeted flooring, a radiator, a dado rail, coving to the ceiling, access to the first floor accommodation and a double-glazed window to the front elevation.

### Bedroom Two

12'3" x 11'5" (max) (3.74m x 3.49m (max))

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, a recessed chimney breast alcove, recessed spotlights and double-glazed window to the front elevation.

### Bedroom Three

12'2" x 11'6" (3.73m x 3.52m )

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

### Bedroom Four

11'7" x 8'7" (3.55m x 2.62m )

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

### Office

6'3" x 5'2" (1.92m x 1.59m )

The office has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

### Bathroom

8'5" x 8'1" (2.59m x 2.48m )

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled corner bath, a walk-in shower with shower fixtures, partially tiled walls, a heated towel rail, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed window to the rear elevation.

## SECOND FLOOR

### Landing

9'10" x 7'2" (max) (3.00m x 2.20m (max))

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

### Master Bedroom

17'8" x 12'7" (max) (5.39m x 3.86m (max))

The main bedroom has carpeted flooring, storage in the eaves, wooden beams, a Velux window and a UPVC double-glazed window to the rear elevation.

## Shower Room

6'9" x 5'4" (2.07m x 1.65m)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a heated towel rail, a shower enclosure with a shower fixture, an extractor fan, tiled walls, tiled flooring, a recessed spotlight and a UPVC double-glazed window to the rear elevation.

## Closet

11'5" x 4'8" (3.49m x 1.44m )

The closet has carpeted flooring, a radiator, wooden beams and a Velux window.

## OUTSIDE

### Front

The front of the property has a driveway providing off-road parking, access to the garage, a range of plants and shrubs and courtesy lighting.

### Garage

24'6" x 8'5" (max) (7.48m x 2.59m (max))

The garage has courtesy lighting, a power supply, a wall-mounted boiler, ample storage space and an up-and-over door and a single door providing access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with a slate tile patio area, a hot tub, a lawn, a working vintage street light, plants and shrubs, hedge borders and access to the workshop.

### Workshop

20'1" x 11'2" (max) (6.13m x 3.41m (max))

The workshop is a versatile space that has courtesy lighting, a power supply, a UPVC double-glazed window and double French doors providing access.

## 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:

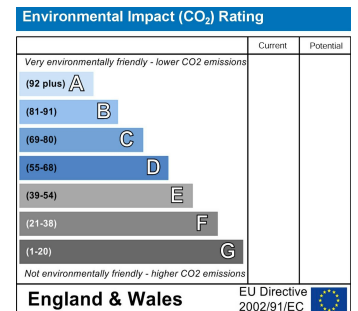
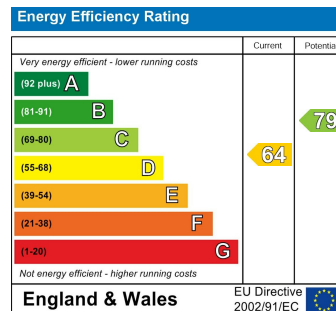
Property Tenure is Freehold

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