

# HoldenCopley

PREPARE TO BE MOVED

Melton Road, West Bridgford, Nottinghamshire NG2 6ET

---

**Guide Price £700,000 - £750,000**



Melton Road, West Bridgford, Nottinghamshire NG2 6ET



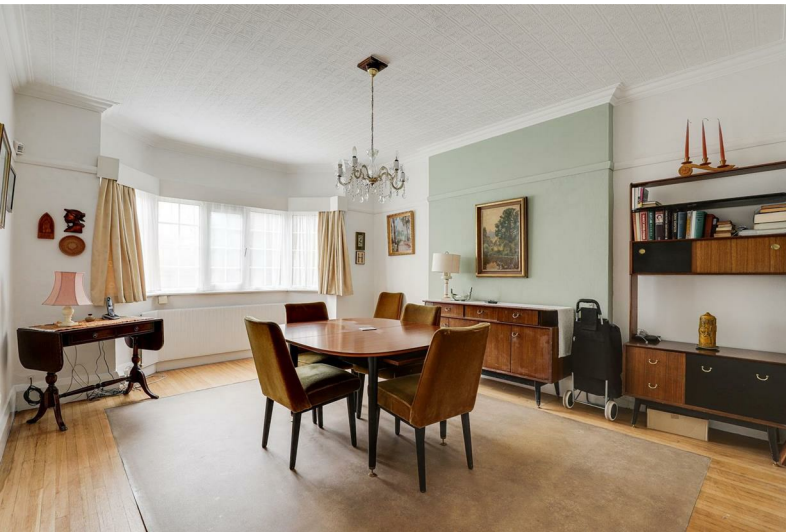


GUIDE PRICE £700,000 - £750,000

BURSTING WITH CHARACTER...

We are delighted to present this four-bedroom detached house to the market, boasting an irresistible combination of charm and character. This substantial residence stands proudly with no upward chain, offering a great opportunity for the discerning buyer to secure their home. As you step through the inviting entrance hall, you are greeted by a sense of warmth. The ground floor unfolds into a spacious bay-fronted living room and a bay-fronted dining room, adorned with natural light, creating an ambience of comfort. The adjacent conservatory serves as a perfect retreat, seamlessly blending the indoors with the enchanting outdoors. For those delightful family meals or casual gatherings, the breakfast room provides an intimate space, while the kitchen, complete with a pantry, caters to the needs of the household. A convenient shower room on the ground floor adds practicality to this home. Ascending to the first floor, the property unveils four generously sized bedrooms, each exuding its own unique charm. The four-piece bathroom suite serves the bedrooms. Outside, the allure continues with a driveway and garage providing ample off-road parking. The private, enclosed wrap-around garden, offers a perfect setting for outdoor activities, gardening or simply unwinding in the tranquillity of nature. Ideally positioned on the coveted Melton Road, at the heart of an immensely sought-after residential enclave, this residence offers effortless access to the vibrant centre of West Bridgford. The proximity to the City Centre and Universities ensures that you're never far from the cultural and educational hubs of the City. This residence is more than a house; it is a canvas awaiting the strokes of personalisation from its future owners. With no upward chain, the opportunity to shape this property into your own vision is an enticing prospect.

MUST BE VIEWED







- Substantial Detached Home
- Four Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen & Breakfast Room
- Conservatory
- Ground Floor Shower Room
- First Floor Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Sought After Location











## GROUND FLOOR

### Entrance Hall

12'2" x 14'10" (3.71m x 4.54m)

The spacious entrance hall has original patterned tiled flooring, carpeted stairs, an under-stair storage cupboard, a radiator, a dado rail, a picture rail, coving to the ceiling and a single UPVC door providing access into the accommodation

### Dining Room

16'10" x 12'11" (5.15m x 3.94m)

The dining room has wooden flooring, two radiators, a picture rail, coving to the ceiling and a bay window to the front elevation

### Living Room

16'11" x 17'0" (5.17m x 5.19m)

The living room has wooden flooring, an exposed brick feature fireplace with a decorative surround, a TV point, two radiators, coving to the ceiling, two windows to the side elevation and a bay window to the front elevation

### Conservatory

11'11" x 15'3" (3.65m x 4.65m)

The conservatory has tiled flooring, a radiator, a UPVC double glazed window surround and UPVC double French doors providing access to the garden

### Breakfast Room

13'6" x 9'1" (4.12m x 2.77m)

The breakfast room has wooden flooring, a recessed chimney breast alcove, a large in-built storage cupboard and a radiator

### Kitchen

6'3" x 12'3" (1.91m x 3.74m)

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 gas hob, an extractor hood, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, tiled splashback, a vertical radiator, access to the pantry, wooden flooring, two UPVC double glazed windows to the rear elevation and a single UPVC door providing access to the garden

### Pantry

4'2" x 6'3" (1.28m x 1.93m)

The pantry has original tiled flooring, an obscure window to the rear elevation and provides ample storage space

### Shower Room

8'5" x 9'7" (2.57m x 2.93m)

The shower room has a low-level dual flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a wall-mounted shower fixture, tiled splashback, a radiator, wooden flooring and two obscure windows to the side and rear elevations

## FIRST FLOOR

### Landing

18'8" x 11'5" (5.70m x 3.48m)

The landing has carpeted flooring, a window to the front elevation, a radiator and provides access to the loft and first floor accommodation

### Bedroom One

17'3" x 11'0" (5.26m x 3.36m)

The main bedroom has wooden flooring, a range of fitted wardrobes and storage cupboards, two radiators and a bay window to the front elevation

### Bedroom Two

12'7" x 17'4" (3.84m x 5.30m)

The second bedroom has carpeted flooring, a fitted storage unit with a wardrobe, storage cupboards and desk unit, two radiators, a picture rail and a bay window to the front elevation

### Bedroom Three

10'0" x 13'4" (3.07m x 4.08m)

The third bedroom has carpeted flooring, a fitted wardrobe, a radiator and a window to the side elevation

### Bedroom Four

10'1" x 8'9" (3.09m x 2.69m)

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

### Bathroom

9'6" x 6'2" (2.91m x 1.89m)

The bathroom has a low-level dual flush W/C, a bidet, a pedestal wash basin with a stainless steel mixer tap, a panelled bath, a range of in-built storage cupboards, a radiator, partially tiled walls, original tiled flooring and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

Outside of the property is a wrap around private enclosed garden with a lawn, a range of plants and shrubs, a stone paved patio area, courtesy lighting, a driveway with access to the garage and panelled fencing

## 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.

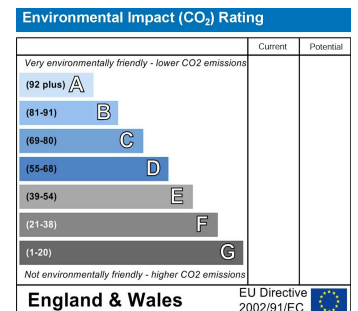
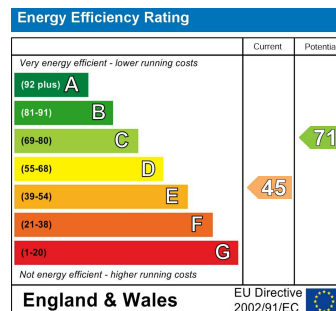
The vendor has advised the following:

Property Tenure is Freehold

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.

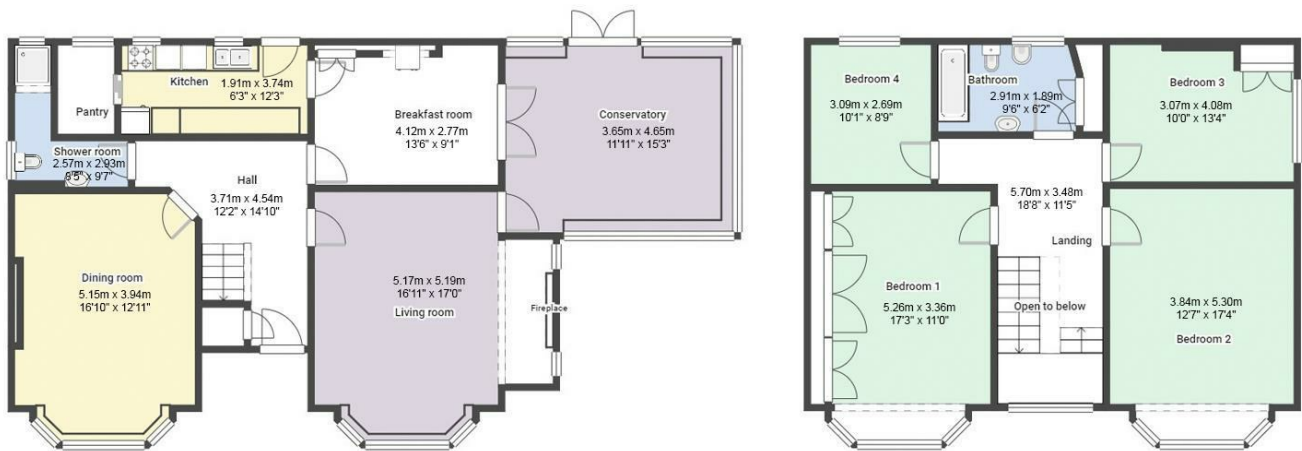
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





# Melton Road, West Bridgford, Nottinghamshire NG2 6ET

**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 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.