

HoldenCopley

PREPARE TO BE MOVED

Dorchester Gardens, West Bridgford, Nottinghamshire NG2 7AW

Guide Price £575,000 - £625,000

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LOCATION, LOCATION, LOCATION...

Welcome to this well-presented five-bedroom detached house, a testament to both space and sophistication. The journey begins as you step into the grand entrance hall, setting the tone for the elegance that awaits within. The ground floor unfolds seamlessly, featuring a spacious living room that invites relaxation and gatherings, a family room effortlessly blending into the recently fitted open-plan kitchen/diner, creating a harmonious space for culinary delights and shared moments. The convenience of a utility room and a thoughtfully placed W/C adds to the practicality of this well-designed abode. Ascending to the first floor, you'll discover the private haven of five bedrooms, each exuding comfort and style. The three-piece bathroom suite ensures that every family member's needs are met with convenience. The master bedroom also benefits from an en-suite, providing a sanctuary within your own home. Outside, the property boasts a driveway and garage, offering ample off-road parking for residents and guests alike and an EV charger. The allure of a private enclosed garden completes the picture, providing a serene outdoor retreat for relaxation or entertaining. Situated in a desirable location within walking distance to shops, restaurants, cafes and leisure and health clubs within West Bridgford along with easy access to various local amenities including the beautiful River Trent and City Centre and also within catchment to well-regarded primary and secondary schools.

MUST BE VIEWED





- Detached House
- Five Good-Sized Bedrooms
- Spacious Living & Family Room
- Modern Fitted Kitchen/Diner With A Separate Utility Room
- Ground Floor W/C
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden
- Driveway & Garage
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'6" x 15'8" (1.68m x 4.79m)

The entrance hall has carpeted flooring, an under-stair storage cupboard, a radiator, coving to the ceiling and a single door providing access into the accommodation

Living Room

19'7" x 11'11" (5.97m x 3.64m)

The living room has luxury vinyl tiled flooring, a feature fireplace with a decorative surround, a TV point, a radiator, wall-mounted light fixtures, coving to the ceiling and a double glazed window to the front elevation

Family Room

10'10" x 10'9" (3.30m x 3.28m)

The family room has luxury vinyl tiled flooring, a TV point, a vertical radiator, recessed spotlights, double French doors providing access to the rear garden and is open plan to the kitchen/diner

Kitchen/Diner

16'2" x 19'11" (4.93m x 6.09m)

The kitchen/diner has a range of fitted base and wall units with quartz worktops, a double sink with drainer grooves and a swan neck mixer tap, an integrated oven, an integrated microwave, an integrated hob, an extractor hood, space for an American-style fridge freezer, an integrated dishwasher, a feature island, recessed spotlights, luxury vinyl tiled flooring, a double glazed window to the rear elevation and bi-fold doors providing access to the rear garden

Utility Room

6'9" x 7'6" (2.07m x 2.29m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine and tumble dryer, recessed spotlights and luxury vinyl tiled flooring

W/C

8'11" x 2'8" (2.73m x 0.82m)

This space has a low-level flush W/C, a countertop wash basin with an under counter storage cupboard, tiled splashback and a double glazed window to the side elevation

FIRST FLOOR

Landing

19'4" x 9'9" (max) (5.91m x 2.99m (max))

The landing has carpeted flooring, a double glazed window to the side elevation and provides access to the loft and first floor accommodation

Master Bedroom

15'6" x 9'11" (4.73m x 3.04m)

The master bedroom has carpeted flooring, an over bed storage unit, a large fitted mirrored wardrobe, a radiator, recessed spotlights, coving to the ceiling, access to the en-suite and a double glazed window to the rear elevation

En-Suite

5'6" x 11'8" (1.68m x 3.56m)

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 panelled bath with central taps and a hand-held shower fixture, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, tiled walls, luxury vinyl tiled flooring, recessed spotlights and a double glazed window to the rear elevation

Bedroom Two

8'4" x 15'6" (2.55m x 4.73m)

The second bedroom has carpeted flooring, an in-built wardrobe, a radiator, coving to the ceiling and a double glazed window to the front elevation

Bedroom Three

9'11" x 12'5" (3.03m x 3.81m)

The third bedroom has carpeted flooring, an in-built wardrobe, a radiator, coving to the ceiling and a double glazed window to the front elevation

Bedroom Four

11'9" x 8'4" (3.60m x 2.56m)

The fourth bedroom has carpeted flooring, an in-built wardrobe, a radiator, coving to the ceiling and a double glazed window to the rear elevation

Bedroom Five

10'9" x 8'11" (3.29m x 2.72m)

The fifth bedroom has carpeted flooring, a radiator, coving to the ceiling and a double glazed window to the front elevation

Bathroom

11'8" x 4'9" (3.57m x 1.46m)

The bathroom 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 an electric shower fixture, a chrome heated towel rail, tiled walls, luxury vinyl tiled flooring, recessed spotlights and a double glazed 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, an EV charger, a range of plants and shrubs, courtesy lighting and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, a range of plants and shrubs, an outdoor tap and panelled fencing

ADDITIONAL INFORMATION

Council Tax £245.

The property is connected to the mains water supply. Water Rates: £80

The property is connected to the mains gas supply. Gas: £150

The property is connected to the mains electricity supply. £150

The property does have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

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.

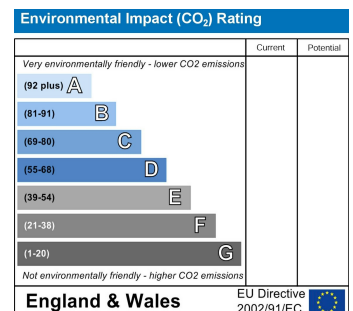
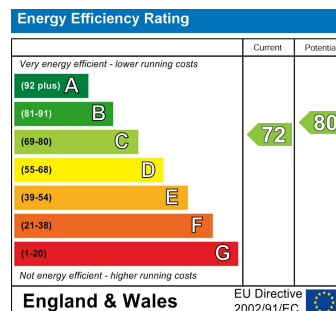
The vendor has advised the following:

Property Tenure is Freehold

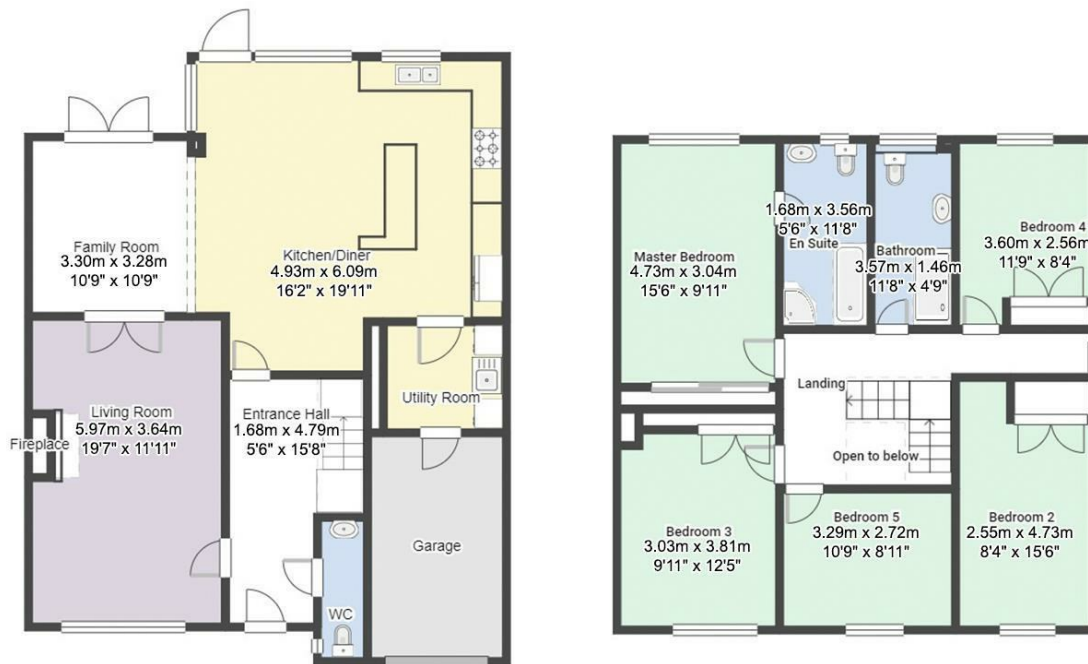
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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