

HoldenCopley

PREPARE TO BE MOVED

Ellesmere Road, West Bridgford, Nottingham NG2 7DE

Offers Over £750,000

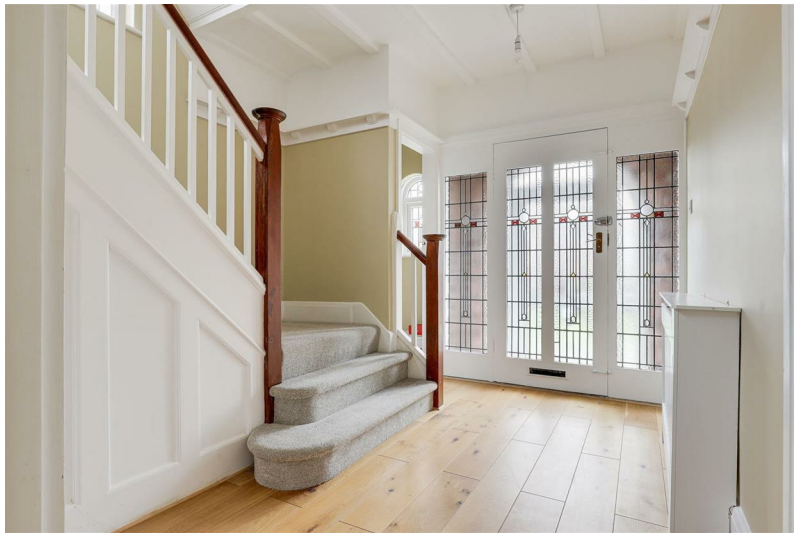
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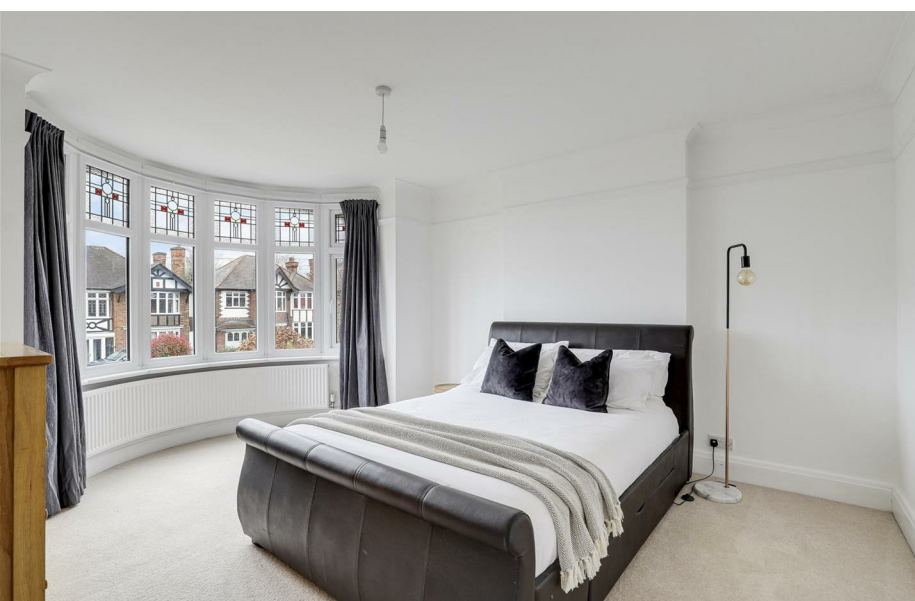


THE PERFECT FAMILY HOME...

Nestled in the heart of the sought-after residential area of West Bridgford, this four-bedroom detached property stands as a beacon of elegance and convenience. Offered to the market with no upward chain, it presents an enticing opportunity for discerning buyers. Centrally positioned within excellent school catchment area, this home is a stone's throw away from the vibrant hub of The Avenue in West Bridgford, boasting an array of local amenities such as restaurants, shops, and bars, while Nottingham City Centre beckons with its allure just a short distance away. Commuting is a breeze with excellent local transport links, including proximity to Nottingham Train Station, the M1 motorway, and East Midlands Airport. Upon entering, you are greeted by an inviting entrance porch leading to a spacious hallway adorned with original stained glass windows, setting a tone of timeless charm. The ground floor features a bay-fronted living room exuding warmth and character, alongside a generously sized open-plan kitchen/diner, ideal for both casual family meals and entertaining guests. Completing this level is a versatile study / fifth bedroom, complemented by a convenient downstairs shower room and utility room. Ascend the stairs to discover four well-proportioned bedrooms, offering ample space for relaxation and privacy, along with a luxurious four-piece family bathroom, and access to a boarded loft. Outside, the property boasts a large front garden providing parking for multiple vehicles, while the private rear garden beckons with its tranquil patio and expanses of lush lawn. Enhancing its appeal further, this residence showcases many original features including picture rails and high ceilings, adding to its inherent charm. Decorated in neutral tones throughout, this home is poised to embrace its new occupants and epitomise the essence of family living.

MUST BE VIEWED





- Substantial Detached House
- Four / Five Bedrooms
- Modern Open Plan Kitchen & Dining Area With Bi-Folding Doors
- Spacious Living Room
- Utility & W/C
- Two Bathroom Suites
- Generous-Sized Garden
- Driveway & Single Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'3" x 17'10" (2.83m x 5.46m)

The entrance hall has wood flooring, a picture rail, exposed beams on the ceiling, a radiator, carpeted stairs, stained-glass windows, and a single wooden door with stained-glass inserts providing access via the storm-porch.

Cupboard

2'9" x 4'4" (0.85m x 1.33m)

The cloak cupboard has a UPVC double-glazed stained-glass window to the front elevation, and solid wood flooring.

Living Room

12'2" x 15'1" (3.71m x 4.60m)

The living room has a UPVC double-glazed stained-glass bay window with fitted shutters to the front elevation, carpeted flooring, a curved radiator, coving to the ceiling, and a TV point.

W/C

5'8" x 6'11" (1.75m x 2.12m)

This space has a low level dual flush W/C, a wash basin with fitted storage, vinyl flooring, tiled splashback, and a UPVC double-glazed obscure window to the side elevation.

Utility Room

6'5" x 6'6" (1.97m x 1.99m)

This space has a fitted base cupboard with a wooden worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, tiled splashback, wood-effect flooring, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door to the kitchen diner.

Kitchen Diner

22'6" x 28'4" max (6.86m x 8.64m max)

The kitchen has a range of fitted shaker-style base and wall units with worktops and a feature breakfast bar island, a sink and a half with a swan neck mixer tap and drainer, an integrated oven, an integrated Siemens combi-oven, a 4-burner electric hob, tiled splashback, an integrated wine fridge, an integrated dishwasher, solid wood flooring, recessed spotlights, feature pendant light fixtures, a UPVC double-glazed window to the rear elevation, and open access to the dining and seating area, which has continued solid wood flooring, a radiator, a recessed chimney breast alcove with a log-burning stove, wooden mantelpiece and tiled hearth, fitted cupboards, a UPVC double-glazed window to the side elevation, a lantern skylight feature, and UPVC French door combination opening out to the rear garden.

Study / Bedroom Five

7'11" x 14'6" (2.43m x 4.42m)

The study, which could be used as a bedroom, has a UPVC double-glazed window to the rear elevation, solid wood flooring, a radiator, and access into the bathroom.

Bathroom

3'10" x 8'1" (1.19m x 2.47m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, tiled splashback, a shower enclosure with a mains-fed shower, an extractor fan, tiled flooring, a chrome heated towel rail, recessed spotlights, and a skylight window.

Side Passage

4'8" x 11'11" (1.43m x 3.65m)

FIRST FLOOR

Landing

18'2" x 9'3" (5.55m x 2.83m)

The landing has carpeted flooring, a UPVC double-glazed stained-glass window to the side elevation, a picture rail, access to the boarded loft via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

12'2" x 14'2" (3.71m x 4.33m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, and a picture rail.

Bedroom Two

12'2" x 15'5" (3.72m x 4.70m)

The second bedroom has a UPVC double-glazed stained-glass bay window to the front elevation, carpeted flooring, a curved radiator, and a picture rail.

Bedroom Three

7'10" x 9'4" (2.41m x 2.86m)

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

Bedroom Four

8'6" x 9'0" (2.61m x 2.75m)

The fourth bedroom has a UPVC double-glazed stained-glass window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bathroom

6'3" x 11'8" (1.93m x 3.57m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a walk-in shower enclosure with a mains-fed shower and wall-mounted fixtures, a tiled bath with wall-mounted fixtures and a handheld pull-out shower head, wooden flooring, partially tiled walls, a chrome heated towel rail, in-built storage cupboards, recessed spotlights, an extractor fan, and a UPVC double-glazed stained-glass windows to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the garage, a lawned area, courtesy lighting, and additional gated access to the side.

Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, a lawn, established trees, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G available / Some 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Had previous damp issue, but since then has had work carried out with a damp-proof guarantee.

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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www.holdencopley.co.uk