

HoldenCopley

PREPARE TO BE MOVED

Loughborough Road, West Bridgford, Nottinghamshire NG2 7FD

£650,000

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THE PERFECT FAMILY HOME...

Situated in the heart of the highly regarded West Bridgford location, this spacious five-bedroom detached residence epitomises sophistication and practicality, making it the perfect purchase for any growing family. Boasting a prime location within the catchment area of esteemed schools such as The West Bridgford School, this abode is conveniently surrounded by an array of local amenities, while the vibrant Nottingham City Centre beckons not too far away. Commuting is effortless, thanks to excellent transport connections including proximity to Nottingham Train Station, the A52, and East Midlands Airport. Upon crossing the threshold, an inviting entrance porch and hall welcome you into a sanctuary of comfort. The ground floor unveils a cosy sitting room adorned with a bay window, alongside a spacious living room seamlessly merging with an open-plan kitchen and dining area. Completing this level are a utility room and a convenient W/C. Ascending to the first floor, a total of five bedrooms await, serviced by a modern shower room and a luxurious four-piece bathroom suite boasting underfloor heating. The master bedroom boasts the added luxury of a Juliet-style balcony overlooking the rear garden. Outside, a driveway provides ample off-road parking for multiple cars with convenient access to the garage. The rear of the property showcases a sun-drenched landscaped garden, boasting a delightful decking area and a meticulously maintained lawn, complemented by an outhouse.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Open Plan Kitchen & Dining Area
- Utility & W/C
- Two Modern Bathroom Suites
- Large Driveway & Single Garage
- Private South-Facing Garden With Decking Area
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

7'6" x 2'0" (2.29m x 0.63m)

The porch has tiled flooring, UPVC double-glazed obscure windows to the front elevation, and a single composite door providing access into the accommodation.

Entrance Hall

13'10" x 8'0" (max) (4.22m x 2.44m (max))

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, recessed spotlights, a wall-mounted digital thermostat, wood-framed windows and a single wooden door with glass inserts via the porch.

Sitting Room

14'7" x 11'1" (max) (4.45m x 3.38m (max))

The sitting room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, carpeted flooring, coving to the ceiling, an electric coal-effect feature fireplace with a decorative surround, a radiator, and a TV point.

Living Room

13'7" x 11'0" (4.16m x 3.37m)

The living room has a radiator, wood-effect flooring, coving to the ceiling, a TV point, and open access to the kitchen diner.

Kitchen/Diner

21'1" x 17'9" (max) (6.44m x 5.43m (max))

The kitchen has a range of fitted shaker-style base and wall units, Granite worktops, an undermount sink and a half with a swan neck mixer tap, space for a range cooker with an extractor fan, space and plumbing for a dishwasher, space for an American-style fridge freezer, a radiator, recessed spotlights, wood-effect flooring, tiled splashback, a UPVC double-glazed window to the rear elevation, and open plan to the dining area. The dining area benefits from continued wood-effect flooring, recessed spotlights, a radiator, a UPVC double-glazed window to the side elevation, and a bi-folding door opening out to the rear garden.

Corridor

9'10" x 2'10" (3.01m x 0.87m)

This space has wood-effect flooring and recessed spotlights.

Utility Room

10'2" x 4'7" (3.12m x 1.42m)

The utility room has a fitted base unit with a wood-effect worktop, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a separate tumble-dryer, tiled flooring, tiled splashback, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single UPVC door providing side access.

W/C

5'0" x 4'1" (1.53m x 1.25m)

This space has a concealed dual flush W/C, a wall-mounted wash basin, tiled flooring with underfloor heating, fully tiled walls, a singular recessed spotlight, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'0" x 7'11" (2.44m x 2.43m)

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

Corridor

13'8" x 11'0" (max) (4.17m x 3.36m (max))

The corridor has carpeted flooring, a wall-mounted security alarm panel, a radiator, and recessed spotlights.

Bedroom One

22'7" x 12'5" (max) (6.90m x 3.81m (max))

The first bedroom has carpeted flooring, recessed spotlights, a TV point, UPVC double-glazed windows to the rear elevation, and double French doors opening out to a Juliet-style balcony overlooking the rear garden.

Bedroom Two

15'0" x 11'1" (max) (4.59m x 3.38m (max))

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

Bedroom Three

13'2" x 8'2" (4.03m x 2.50m)

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

Shower

8'5" x 4'8" (2.57m x 1.44m)

This space has a concealed dual flush W/C, a vanity unit wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, fully tiled walls, tiled flooring, recessed spotlights, and an extractor fan.

Bedroom Four

14'8" x 8'6" (4.49m x 2.60m)

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

Bedroom Five

8'0" x 7'7" (2.44m x 2.33m)

The fifth bedroom has a UPVC double-glazed bow window to the front elevation, coving to the ceiling, and a radiator.

Bathroom

9'10" x 7'8" (3.01m x 2.35m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a double-ended sunken bath with a wall-mounted tap, a walk-in shower enclosure with a mains-fed shower a wall-mounted fixtures, floor-to-ceiling tiles, underfloor heating, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking, access into the garage, a wall-mounted electric car-charging point, and gated access to the side and rear garden.

Garage

20'5" x 8'3" (max) (6.23m x 2.53m (max))

The garage has lighting, power points, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed south-facing garden with a decked seating area, various plants and shrubs, a lawn, courtesy lighting, fence panelled boundaries, access into the outhouse, and gated access.

Outhouse

The outhouse houses the Worcester combi-boiler.

ADDITIONAL INFORMATION

Broadband – CityFibre, Openreach, Virgin Media

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

Phone Signal – Mostly good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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 – No

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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