

# HoldenCopley

PREPARE TO BE MOVED

Blake Road, West Bridgford, Nottinghamshire NG2 5LD

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£425,000



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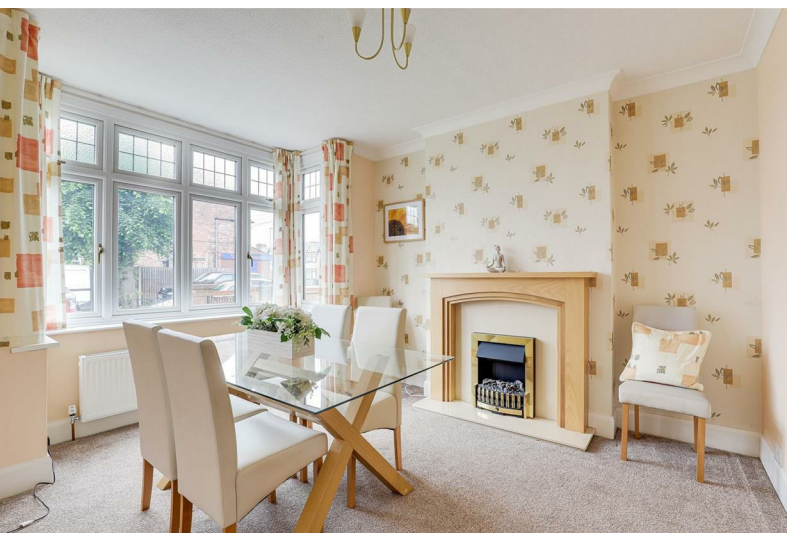




## THE PERFECT FAMILY HOME...

Nestled in the highly sought-after West Bridgford location, this charming three-bedroom detached house presents an ideal opportunity for family buyers seeking spacious and well-presented accommodation. The property is move-in ready and offers ample potential for further development, subject to planning permission. On the ground floor, you are welcomed by a porch leading into an inviting entrance hall, two generous reception rooms perfect for both relaxation and entertaining, and a modern fitted kitchen equipped with underfloor heating. Upstairs, the first floor boasts two spacious double bedrooms, a comfortable single bedroom, and a luxurious four-piece bathroom suite featuring a corner fitted Jacuzzi-style bath and also benefiting from underfloor heating. The exterior features a gated driveway with garage access at the front providing ample off-road parking, while the rear showcases a private, enclosed garden complete with a patio area and two serene ponds. With excellent transport links, a variety of local amenities, fantastic school catchments including Rushcliffe Secondary and Abbey Road Primary school, and easy access to the City Centre, this home perfectly combines comfort, convenience, and future potential.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Driveway & Garage
- Well-Maintained Rear Garden With Pond
- Sought-After Location
- Great School Catchments
- Potential For Further Development











## GROUND FLOOR

### Porch

The porch has wood-effect flooring, recessed spotlights, double-glazed windows to the front elevation, and double doors providing access into the accommodation.

### Entrance Hall

6'11" x 12'5" (2.11m x 3.81m)

The entrance hall has carpeted flooring, a radiator, recessed spotlights, an in-built under stair cupboard, a wall-mounted security alarm panel, single-glazed windows to the front elevation, and a single door via the porch.

### Dining Room

11'7" x 13'1" (3.54m x 4.00m)

The dining room has a double-glazed square bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a feature fireplace with a decorative surround.

### Living Room

20'9" x 10'10" (6.34m x 3.32m)

The living room has carpeted flooring, a TV point, a feature fireplace with a modern surround, coving to the ceiling, a radiator, space for a dining area, and a sliding patio door to access the garden.

### Kitchen

16'0" x 7'7" (4.89m x 2.33m)

The kitchen has a range of fitted base and wall units with worktops and a fitted breakfast bar, a composite sink with a mixer tap and drainer, an integrated dishwasher, an electric hob with an extractor fan, an integrated double oven, tiled flooring with underfloor heating, recessed spotlights, a radiator, double-glazed windows to the side and rear elevation, and a single door to access the garden.

## FIRST FLOOR

### Landing

7'7" x 8'7" (2.33m x 2.62m)

The landing has a double-glazed window to the side elevation, carpeted flooring, recessed spotlights, access to the partially boarded loft with lighting, and provides access to the first floor accommodation.

### Bedroom One

10'11" x 12'0" (3.35m x 3.67m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a ceiling fan light, recessed spotlights, a TV point, and a range of fitted furniture including wardrobes, overhead storage cupboards, and a dressing table.

### Bedroom Two

10'10" x 11'7" (3.32m x 3.54m)

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

### Bedroom Three

8'10" x 7'8" (2.70m x 2.34m)

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

### Bathroom

9'2" x 7'5" (2.81m x 2.28m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a corner fitted Jacuzzi-style bath, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, floor to ceiling tiles with underfloor heating, a heated towel rail, recessed spotlights, and a double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a gated driveway with access into the garage, gated access to the side, and a range of plants.

### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn,

two ponds, a range of mature trees, plants and shrubs, an outdoor tap, an external power socket, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Mostly 3G / 4G / 5G available

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+

Area: very low risk of surface water flooding / low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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.

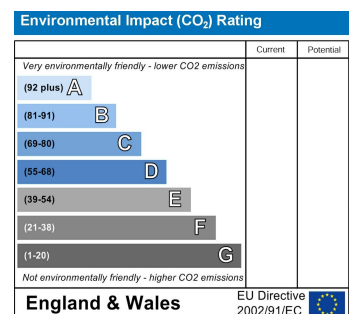
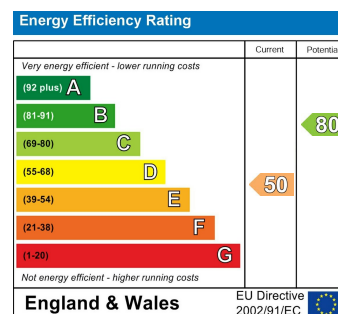
The vendor has advised the following:

Property Tenure is Freehold

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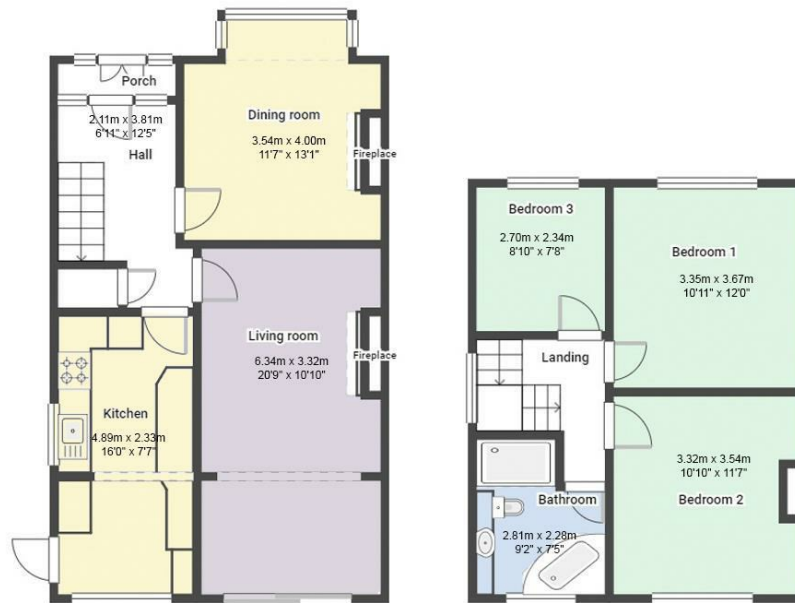
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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