

# HoldenCopley

PREPARE TO BE MOVED

Ascott Gardens, West Bridgford, Nottinghamshire NG2 7TH

---

**Guide Price £550,000**



Ascott Gardens, West Bridgford, Nottinghamshire NG2 7TH





Guide Price £550,000-£575,000

NO UPWARD CHAIN...

This detached house, situated on a desirable large corner plot with gardens to the front, side and rear of the property, offers an ideal home for a growing family. Located in a sought-after area, it is conveniently close to shops, established schools, and numerous amenities, with the Ruddington Lane Recreation Ground just a short drive away. Excellent transport links further enhance its appeal. The ground floor features a porch and a welcoming hallway, which includes a convenient ground floor W/C. The spacious living room seamlessly flows into the dining room, where double French doors open to the rear garden, creating a perfect space for entertaining. The fitted kitchen, with open access to the utility room, provides a practical layout, leading to the double garage that offers ample storage and dual up-and-over doors opening onto the driveway. On the first floor, the master bedroom boasts a three-piece en-suite, while three additional bedrooms share a three-piece bathroom suite. Outside, the front of the property features a well-maintained lawn, gated access to the rear, and a driveway leading to the double garage. The expansive lawn continues around to the rear garden, which includes a gravelled area, planted borders, and a secure fence panelled boundary, creating a private and serene outdoor space.

MUST BE VIEWED

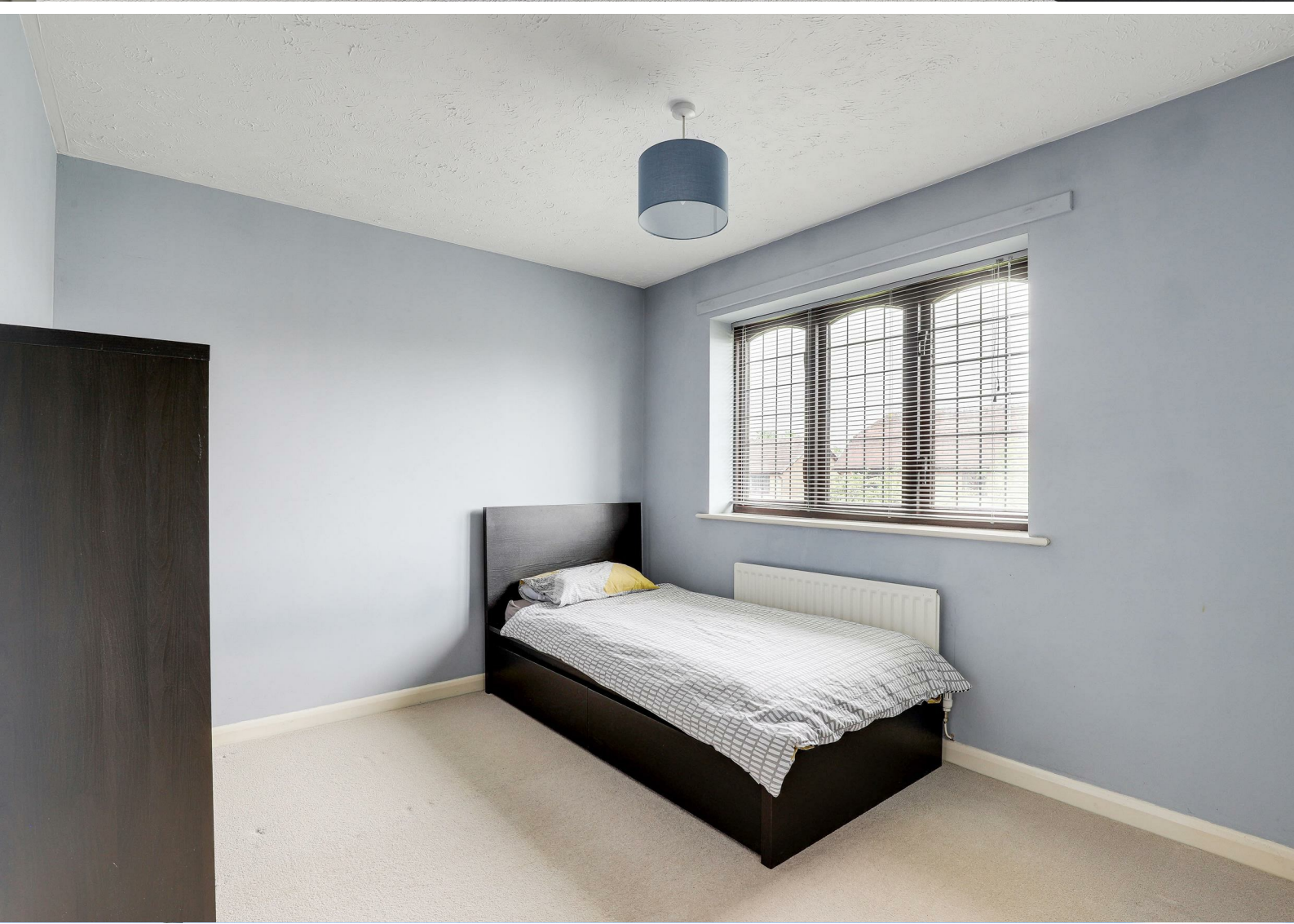






- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite & A Ground Floor W/C
- En-Suite To The Master Bedroom
- Large Corner Plot
- Driveway & Double Garage
- Sought After Location
- Must Be Viewed











## GROUND FLOOR

### Porch

3'11" x 6'7" (1.20m x 2.01m)

The porch has tiled flooring, wooden framed double glazed windows, and a wooden frame door opening into the hall.

### Hall

7'4" x 18'2" (2.24m x 5.54m)

The hall has wooden flooring, carpeted stairs, a radiator, an understairs cupboard, coving to the ceiling, a wooden framed double glazed window, and a solid wooden door providing access into the accommodation.

### W/C

5'10" x 5'9" (1.79m x 1.76m)

This space has a low level flush W/C, a vanity style wash basin, a radiator, partially tiled walls, and wood-effect flooring.

### Living Room

16'11" x 12'2" (5.16m x 3.72m)

The living room has a UPVC double glazed window to the front elevation, two radiators, a dado rail, coving to the ceiling, a feature fireplace, and carpeted flooring.

### Dining Room

9'11" x 12'7" (3.03m x 3.85m)

The dining room has carpeted flooring, a dado rail, coving to the ceiling, and double French doors opening out to the rear garden.

### Kitchen

17'2" x 9'11" (5.24m x 3.04m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, a gas ring hob with a stainless steel splashback and extractor fan, space for a fridge freezer, recessed spotlights, tiled splashback, tiled flooring, a double glazed window to the rear elevation, and open access to the utility room.

### Utility

5'11" x 8'6" (1.81m x 2.61m)

The utility room has base and wall units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, tiled splashback, tiled flooring, recessed spotlights, a double glazed door opening out to the rear garden, and access into the garage.

### Garage

18'5" x 16'11" (5.62m x 5.17m)

The double garage has electric, lighting, a wall-mounted boiler, ample storage, two up-and-over doors providing access onto the driveway.

## FIRST FLOOR

### Landing

7'3" x 8'9" (2.23m x 2.67m)

The landing has an in-built cupboard, carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

12'2" x 13'9" (3.72m x 4.20m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, wood-effect flooring, fitted wardrobes, and access into the en-suite.

### En-Suite

5'2" x 8'11" (1.60m x 2.72m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a radiator, a dual flush W/C, a vanity style wash basin, a shower enclosure with a wall-mounted shower fixture, floor to ceiling tiling, and vinyl flooring.

### Bedroom Two

10'7" x 14'3" (3.25m x 4.35m)

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

### Bedroom Three

10'7" x 9'4" (3.24m x 2.86m)

The third bedroom has a double glazed wooden framed window to the rear elevation, a radiator, and carpeted flooring.

### Bedroom Four

9'0" x 9'7" (2.75m x 2.93m)

The fourth bedroom has a double glazed wooden framed window to the rear elevation, a radiator, and carpeted flooring.

## Bathroom

6'2" x 7'3" (1.90m x 2.21m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, a shaver socket, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, gated access to the rear, a further lawn spanning round to the rear garden with low fence panelling, and a driveway to the double garage, also overlooking greenland.

### Rear

To the rear of the property is a lawn, gravelled area, planted borders, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

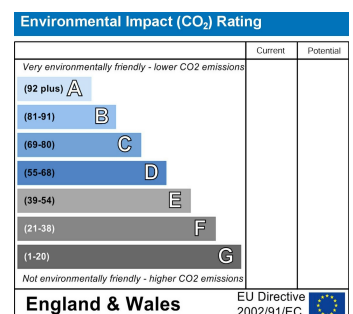
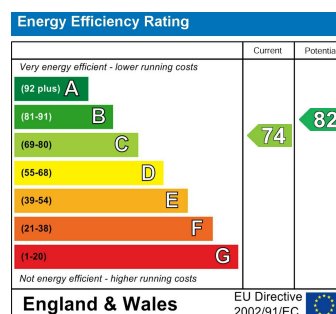
The vendor has advised the following:

Property Tenure is Freehold

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.

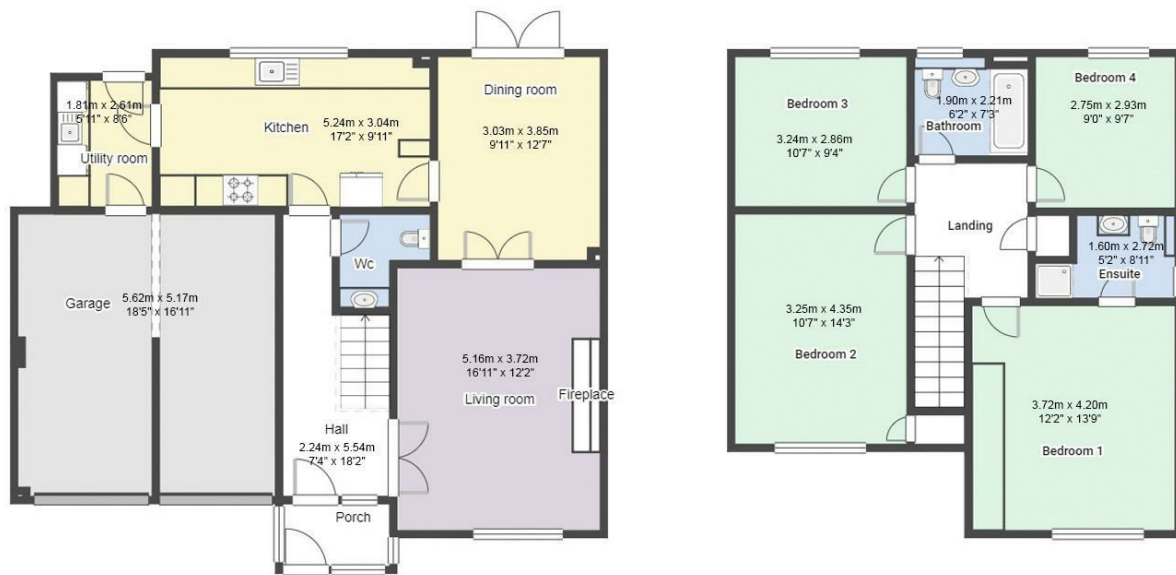
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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





# Ascott Gardens, West Bridgford, Nottinghamshire NG2 7TH

**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.