

HoldenCopley

PREPARE TO BE MOVED

Claremont Drive, West Bridgford, Nottinghamshire NG2 7LW

£395,000

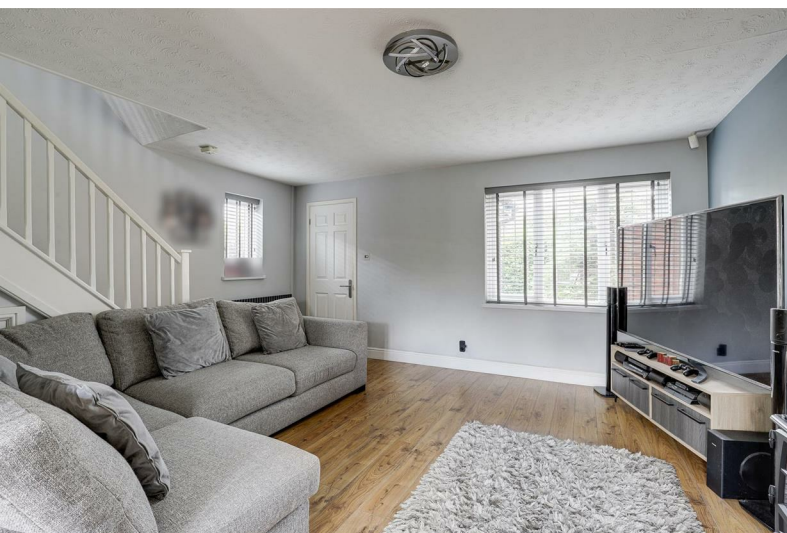
Claremont Drive, West Bridgford, Nottinghamshire NG2 7LW



LOCATION, LOCATION, LOCATION...

Situated in the highly regarded and popular Compton Acres suburb of West Bridgford, this three-bedroom detached house offers an ideal family living environment in one of Nottingham's finest areas. Just a stone's throw away from local amenities, the property falls within the catchment area for excellent schools, including West Bridgford Secondary School, and boasts excellent transport links with easy access to the A52 and A46. Recent major improvements, including a new kitchen, new bathroom, and re-decoration, have enhanced its appeal, ensuring a well-presented and spacious accommodation. The ground floor features an entrance hall with a cloak W/C, a spacious living room open plan to a dining room, a modern kitchen, and an additional reception room. The first floor comprises three well-proportioned bedrooms, all serviced by a modern bathroom suite. Outside, the front of the property offers a block-paved driveway with parking for two cars, while the generous-sized rear garden includes access to a dedicated office space, perfect for remote working or additional storage. This property is the perfect purchase for any family buyer looking for comfort, convenience, and a touch of elegance.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Newly-Fitted Kitchen Diner
- Office Space
- Newly-Fitted Bathroom Suite
- HIVE Heating
- Private Garden
- Driveway For Two Cars
- Sought-After Location





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, and a single UPVC door providing access into the accommodation.

W/C

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled flooring, tiled splashback, a chrome heated towel rail, and a UPVC double-glazed obscure window to the front elevation.

Living Room

15'7" x 13'2" (4.76m x 4.02m)

The living room has a UPVC double-glazed window to the front and side elevation, laminate flooring, a TV point, carpeted stairs, a radiator and a vertical radiator, an in-built under stair cupboard, and an open arch into the kitchen diner.

Kitchen Diner

12'4" x 15'7" (3.78m x 4.76m)

The kitchen has a range of fitted gloss base and wall units with worktops, a ceramic sink and a half with a movable swan neck mixer tap and drainer, an integrated dishwasher, an integrated double oven, an induction hob with an angled extractor fan and splashback, space for an integrated wine fridge, space for an American-style fridge freezer, plinth lighting, tiled flooring, under-cabinet lighting, recessed spotlights, a UPVC double-glazed window to the rear elevation, and open plan to the dining area which has laminate flooring, a radiator, and double French doors opening out to the rear garden.

Family Room

12'1" x 8'4" (3.69m x 2.55m)

The family room has a UPVC double-glazed window to the front elevation, laminate flooring, recessed spotlights, and a radiator.

Office

8'7" x 4'4" (2.64m x 1.34m)

The office has wood-effect flooring, recessed spotlights, UPVC double-glazed obscure window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

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

Bedroom One

13'3" x 8'11" (4.06m x 2.72m)

The first bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, and a radiator.

Bedroom Two

10'11" x 9'1" (3.35m x 2.77m)

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, and a radiator.

Bedroom Three

9'10" x 6'5" (3.02m x 1.96m)

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

Bathroom

6'1" x 6'1" (1.86m x 1.86m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted Mira electric shower fixture featuring an overhead rainfall shower and a handheld shower head, a shower screen, a chrome heated towel rail, fully tiled walls, 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 off-road parking.

Rear

To the rear of the property is a private enclosed south-facing garden with a block-paved patio area, a lawn, various plants and shrubs, an outdoor tap, external power point, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

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

Phone Signal – 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+

Area - very low risk of surface water flooding / very 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.

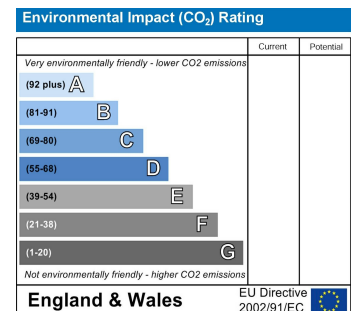
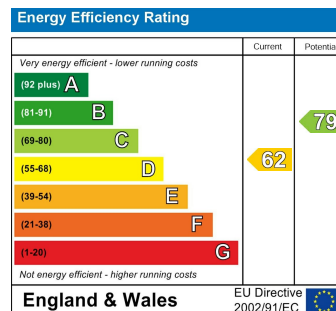
The vendor has advised the following:

Property Tenure is Freehold

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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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