

HoldenCopley

PREPARE TO BE MOVED

Leahurst Road, West Bridgford, Nottinghamshire NG2 6JG

Guide Price £750,000

Leahurst Road, West Bridgford, Nottinghamshire NG2 6JG



GUIDE PRICE £750,000-£800,000

Welcome to this stunning four-bedroom detached house, a spacious family home situated in one of the most sought-after addresses in the area. Within easy reach of the vibrant centre of West Bridgford, this property offers access to a wide range of excellent facilities and amenities, including the City Centre and universities. The area boasts superb regional and national transport links, with excellent train services to London from Nottingham or the East Midlands Parkway. Additionally, the property is within the catchment area of fantastic schools. Upon entering, you are greeted by a welcoming entrance hall that leads to the inviting sitting room, featuring a large bay window that fills the room with natural light. Adjacent is the living room which is seamlessly connected to the dining room, creating an open-plan layout. This space is flooded with light from Velux windows and double French doors that provide access to the rear garden, creating a bright and airy atmosphere. The ground floor also includes a versatile study room, perfect for a home office or additional living space. The modern kitchen diner offers ample countertop and storage space, along with integrated appliances to meet all your culinary needs. Completing the ground floor is a convenient W/C. The upper level comprises three double bedrooms and a single bedroom. The main bedroom benefits from an en-suite bathroom, providing a private retreat. The remaining bedrooms are serviced by the stylish family bathroom, catering to the needs of the entire household. The well-maintained front garden, with a range of plants and shrubs, enhances the property's kerb appeal. The generously sized south-facing rear garden offers privacy and includes a patio seating area, a large lawn, and a variety of plants and shrubs, making it an ideal space for enjoying the outdoor





- Detached House
- Four Bedrooms
- Four Reception Rooms
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish Bathroom & En-Suite
- Driveway & Garage
- South-Facing Rear Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

9'4" x 2'4" (2.87m x 0.72m)

The porch has tiled flooring and UPVC double doors providing access into the accommodation.

Entrance Hall

20'1" x 9'3" (max) (6.14m x 2.84m (max))

The entrance hall has wooden flooring, carpeted stairs, a radiator, a picture rail, ceiling beams, two obscure windows to front elevation and a single UPVC door providing access from the porch.

W/C

5'7" x 4'9" (max) (1.71m x 1.47m (max))

This space has a low level dual flush W/C, a wall mounted wash basin, partially tiled walls, wooden flooring, a UPVC double-glazed obscure window to the side elevation and access to the storage area that has a radiator, courtesy lighting and a ample storage space.

Sitting Room

14'9" x 12'6" (max) (4.51m x 3.82m (max))

The sitting room has carpeted flooring, a radiator, a picture rail, a feature fireplace with a decorative surround and a UPVC double-glazed bay window to the front elevation.

Living Room

13'11" x 12'5" (max) (4.25m x 3.79m (max))

The living room has laminate wood-effect flooring, a radiator, a picture rail, a feature wooden beam, two UPVC double-glazed obscure window to the side elevation and open access to the dining room.

Dining Room

12'1" x 12'1" (3.69m x 3.69m)

The dining room has carpeted flooring, two radiators, two Velux windows and double French doors opening out to the rear garden.

Study

19'4" x 8'5" (5.91m x 2.57m)

The study has laminate wood-effect flooring, access to the garage, two Velux windows and double French doors opening out to the rear garden.

Kitchen/Diner

21'11" x 9'8" (max) (6.69m x 2.95m (max))

The kitchen diner has a range of fitted base and wall units with worktops, two stainless steel sinks with drainers and mixer taps, an integrated oven, gas hob, dishwasher, fridge freezer & extractor fan. A radiator, tiled flooring, recessed spotlights, partially tiled walls, two Velux windows, two UPVC double-glazed windows to the rear and side elevation and a single UPVC door providing access to the side of the property.

FIRST FLOOR

Landing

16'10" x 9'3" (max) (5.15m x 2.83m (max))

The landing has carpeted flooring, a radiator, a picture rail, a in-built storage cupboard, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

16'2" x 12'3" (4.94m x 3.74m)

The main bedroom has carpeted flooring, a radiator, a picture rail, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

9'6" x 4'5" (2.92m x 1.37m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, recessed spotlights, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

15'4" x 11'5" (max) (4.69m x 3.48m (max))

The second bedroom has laminate wood-effect flooring, a radiator, fitted floor-to-ceiling wardrobes, a picture rail and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

9'8" x 8'8" (2.96m x 2.65m)

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

Bedroom Four

9'4" x 8'11" (max) (2.86m x 2.73m (max))

The fourth bedroom has carpeted flooring, a radiator, a picture rail, a fitted storage cupboard and a UPVC double-glazed bow window to the front elevation.

Bathroom

9'11" x 5'6" (3.03m x 1.68m)

The bathroom has a concealed low level flush W/C, a vanity storage unit with a wash basin, a double-ended bath with central taps, a shower enclosure with a overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, tiled walls, laminate wood-effect flooring and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, a range of plants and shrubs,

Garage

15'2" x 8'8" (4.63m x 2.66m)

The garage has courtesy lighting, power supply, ample storage space and double door to provide access.

Rear

To the rear of the property is a generous sized, south-facing garden with a paved patio area, a lawn, a variety of plants and shrubs, courtesy lighting, a shed, a hedger border and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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

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.

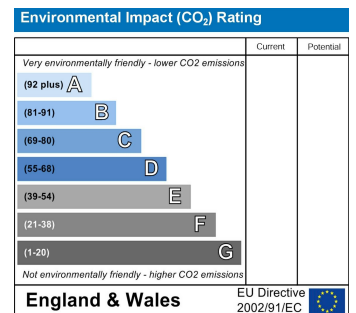
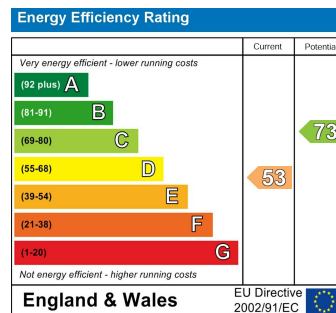
The vendor has advised the following:

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.



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