

HoldenCopley

PREPARE TO BE MOVED

Broadstone Close, West Bridgford, Nottinghamshire NG2 7UE

£695,000

Broadstone Close, West Bridgford, Nottinghamshire NG2 7UE



DETACHED HOUSE...

Nestled in the well sought-after location of West Bridgford, this well-presented detached house is the perfect family home, offering both convenience and comfort. Positioned close to Compton Acres and located within a short stroll of popular parks, sporting venues, events, and leisure facilities, Also within the catchment area for exceptional schools, a variety of shops, and eateries, this property ensures an enviable lifestyle. With easy access to local transport and tram routes, daily commutes and excursions are a breeze. Spanning three floors, the house features a welcoming porch and hallway that lead to a front-facing sitting room and a versatile office space. The heart of the home is a spacious kitchen with bespoke fittings, quartz worktops, and a large island that comfortably seats eight or more, ideal for family gatherings. This area seamlessly connects to a generous living room with bi-folding doors opening to the rear garden. Adjacent to the living room, the dining area offers open access, creating an ideal space for entertaining. A convenient downstairs W/C completes the ground floor. The first floor boasts four double bedrooms, including a master bedroom with an en-suite, and a stylish four-piece bathroom suite. The second floor accommodates two additional bedrooms, another three-piece bathroom suite, and a study, perfect for working from home or as a quiet retreat. Outside, the front of the property features a driveway for multiple vehicles, courtesy lighting, and side access to the rear garden. The well-maintained rear garden includes a lawn, decorative planted borders, various seating areas, and a fence-panelled boundary, providing privacy and a lovely outdoor space for relaxation and play. Ideal for a growing family, this home is ready for you to move straight into and enjoy all the benefits of its prime location and thoughtful design.

MUST BE VIEWED





- Detached House
- Six Bedrooms
- Three Reception Rooms
- Spacious Fitted Kitchen With A Breakfast Bar
- Office & Study
- Two Bathrooms
- En-Suite To The Master Bedroom & Ground Floor W/C
- Driveway For A Number Of Vehicles
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

The porch has wood-effect flooring, and a composite door providing access into the accommodation.

Hallway

6'10" x 18'8" (2.10m x 5.70m)

The hallway has wood-effect flooring, carpeted stairs, an in-built cupboard, a radiator, and a single door opening to the ground floor.

W/C

3'7" x 6'6" (1.11m x 2.00m)

This space includes a UPVC double-glazed window on the side elevation, a low-level flush W/C, a vanity-style wash basin, a radiator, partially tiled walls, and tiled flooring.

Sitting Room

16'6" x 15'11" (5.04m x 4.86m)

The sitting room has three UPVC double glazed window to the front and side elevation, two double radiators, TV and Cable points, and carpeted flooring.

Kitchen

16'2" x 21'9" (4.95m x 6.65m)

The kitchen has a bespoke design featuring quartz worktops and splashbacks, a large island that seats eight with additional cupboard space, a stainless steel sink with a mixer tap, two chrome vertical radiators, and AEG appliances including a dishwasher, an integrated fridge, and freezer. It also has two NEFF double extractors, remote-operated window blinds, integrated ovens, a combi oven, multiple gas hobs, and ample space for a washing machine and tumble dryer. Additional features include recessed spotlights, tiled flooring, a Velux window, UPVC double glazed windows, a UPVC door to the rear garden, and a full-height window looking into the living room.

Living Room

13'2" x 21'9" (4.02m x 6.63m)

The living room has wood-effect flooring, a radiator, a TV point, recessed spotlights, two Velux windows both are electrically operated with remote black out blinds , bi-folding double-glazed doors leading to the rear garden, and open access to the dining room.

Dining Room

13'10" x 12'9" (4.24m x 3.91m)

The dining room has wood-effect flooring, a radiator, double doors into the kitchen, and doors to the hallway.

Office

9'0" x 12'5" (2.76m x 3.79m)

The office has a UPVC double glazed window to the front elevation, a double radiator, TV and Cable points, a dado rail, and wood-effect flooring.

FIRST FLOOR

Landing

13'1" x 9'2" (4.01m x 2.80m)

The landing has carpeted flooring, and access to the first floor accommodation.

Bedroom One

12'3" x 12'4" (3.74m x 3.76m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, TV and Cable points, and access into the en-suite.

En-Suite

2'11" x 8'0" (0.89m x 2.44m)

The en-suite has a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

11'2" x 9'9" (3.41m x 2.98m)

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

Bedroom Three

10'2" x 10'1" (3.12m x 3.09m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes and carpeted flooring.

Bedroom Four

10'7" x 11'10" (3.24m x 3.61m)

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

Bathroom

8'9" x 8'9" (2.68m x 2.67m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture, a shower enclosure with a wall-mounted rainfall shower fixture, a wall-mounted mirror with storage and light, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, and access to the second floor accommodation.

Bedroom Five

10'8" x 12'2" (3.27m x 3.72m)

The fifth bedroom has a UPVC double glazed window to the rear elevation, a radiator, recessed lights with mirrored sliding wardrobes, and carpeted flooring.

Bedroom Six

8'8" x 8'2" (2.66m x 2.51m)

The six bedroom has a UPVC double glazed window to the rear elevation, recessed spotlights, a radiator, recessed lights with mirrored sliding wardrobes, and carpeted flooring.

Study

9'0" x 10'7" (2.76m x 3.25m)

The study has a Velux window with blinds, eaves storage, recessed spotlight, a radiator, and carpeted flooring.

Bathroom

9'10" x 8'0" (3.02m x 2.45m)

The bathroom has a Velux window with blinds , a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property, there is a driveway for multiple vehicles, courtesy lighting, and side access to the rear garden.

Rear

To the rear of the property is a well-maintained garden featuring a lawn, decorative planted borders, various seating areas, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – 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 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.

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

Broadstone Close, West Bridgford, Nottinghamshire NG2 7UE

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

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.