

# HoldenCopley

PREPARE TO BE MOVED

Haileybury Crescent, West Bridgford, Nottinghamshire NG2 7BH

---

**Guide Price £850,000 - £875,000**



Haileybury Crescent, West Bridgford, Nottinghamshire NG2 7BH





GUIDE PRICE: £850,000 - £875,000

PREPARE TO BE IMPRESSED...

We are delighted to present this stunning detached house, located in a quiet cul-de-sac within the highly desirable area of West Bridgford. This property enjoys a prime location close to a plethora of excellent facilities and amenities, with convenient access to the City Centre and nearby Universities. The house is ideally positioned near major regional and national transport hubs, offering an excellent train service to London from both Nottingham and East Midlands Parkway. Additionally, it falls within the catchment area of the renowned West Bridgford School, making it an ideal choice for families. This substantial home spans two floors, offering a generous amount of well-presented accommodation. On the ground floor, you will find a welcoming porch and entrance hall, a spacious living room, a fitted kitchen that opens up to a dining and breakfast area, a playroom, a utility room, and an air-conditioned office. The first floor features four double bedrooms, serviced by a luxurious four-piece bathroom suite with underfloor heating and a dressing room. The property benefits from previously having full planning for a potential loft conversion, enhancing its versatility and offering opportunities for further expansion. Outside, the property boasts a front driveway with ample parking space and a bespoke built oak porch. The rear of the house opens up to a private, well-maintained garden, complete with multiple seating areas, sheds, and a greenhouse, creating a perfect outdoor retreat for any family.

MUST BE VIEWED







- Substantial Detached House
- Four Double Bedrooms & Dressing Room
- Three Reception Rooms
- Open Plan Kitchen & Dining Area
- Utility & W/C
- Four-Piece Bathroom With Underfloor Heating
- Bespoke Built Oak Porch
- Driveway For Ample Off-Road Parking
- Well-Maintained Garden
- Sought-After Location











## GROUND FLOOR

### Porch

The porch has tiled flooring, a radiator, a vaulted ceiling with recessed spotlights, and a single composite door providing access into the accommodation.

### Entrance Hall

The entrance hall has tiled flooring, a radiator, recessed spotlights, carpeted stairs with decorative wooden spindles, and a wooden door with a stained-glass insert via the porch.

### W/C

This space has a low level dual flush W/C, a wall-mounted wash basin, a chrome heated towel rail, tiled flooring, partially tiled walls, and recessed spotlights.

### Living Room

16'10" into bay x 11'5" (5.14m into bay x 3.50m)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, wooden flooring, a picture rail, a TV point, a radiator, and a cast iron feature fireplace with a decorative surround.

### Kitchen Diner

19'10" x 23'9" (6.07m x 7.25m)

The kitchen has a range of fitted shaker-style base and wall units with oak block worktops and a feature breakfast bar island, under-cabinet lighting, a double Belfast sink with a movable pull-out swan neck mixer tap, two integrated Neff ovens, two integrated combi-oven, a gas hob with an extractor fan, space and plumbing for a dishwasher, space for an American-style fridge freezer, tiled flooring, two radiators, a partially vaulted ceiling with three Velux windows and fitted blinds, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

### Playroom

27'5" x 7'3" (8.38m x 2.22m)

This room has wood-effect flooring, two radiators, a vaulted ceiling with two Velux windows, recessed spotlights, a single UPVC door, and double French doors providing access to the gardens.

### Utility Room

19'5" x 7'1" (5.94m x 2.17m)

The utility room has fitted base and wall units with oak block worktops, a double Belfast style sink with a movable swan neck mixer tap, space and plumbing for a washing machine, space for various other appliances, tiled splashback, wood-effect flooring, recessed spotlights, and a UPVC double-glazed window to the side elevation.

### Office

7'8" x 7'8" (2.36m x 2.36m)

The office has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, a wall-mounted air conditioning unit, recessed spotlights, a radiator, carpeted flooring, and an in-built cupboard.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

16'7" into bay x 11'5" (5.07m into bay x 3.50m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, a UPVC double-glazed window with bespoke fitted shutters to the side elevation, wooden flooring, a picture rail, a ceiling rose, a curved radiator, an original open fireplace with tiled hearth, and fitted corner shaped wardrobes.

### Bedroom Two

11'5" x 10'11" (3.50m x 3.35m)

The second bedroom has a UPVC double-glazed window to the side and rear elevation, wooden flooring, a picture rail, a radiator, and a wall-mounted air-conditioning unit.

### Bedroom Three

10'11" x 8'5" (3.35m x 2.57m )

The third bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, wooden flooring, coving to the ceiling, a radiator, an in-built wardrobe, and direct access into bedroom four.

### Bedroom Four

10'11" x 7'7" (3.35m x 2.33m)

The fourth bedroom has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, wooden flooring, coving to the ceiling, a radiator, and access into the dressing room.

### Dressing Room

9'9" x 7'7" (2.98m x 2.32m)

The dressing room has carpeted flooring, recessed spotlights, a vanity unit wash basin with tiled splashback, a heated towel rail, and an electrical shaving point.

### Bathroom

16'7" x 6'0" (5.07m x 1.83m )

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding roll top bath

with claw feet, central taps and a handheld shower head, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, an electrical shaving point, two chrome towel rails, tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed window with bespoke fitted shutters to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, side access to the garden, and a bespoke hand-built oak porch.

### Rear

To the rear of the property is a private enclosed garden with paved patio areas, a lawn, a range of established trees, plants and shrubs, two sheds, a greenhouse, courtesy lighting, an outdoor tap, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media

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

Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or 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

The vendor has informed us that the property has undergone an extension, which has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# Haileybury Crescent, West Bridgford, Nottinghamshire NG2 7BH

**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.