

# HoldenCopley

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Dorchester Gardens, West Bridgford, Nottinghamshire NG2 7AW

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Offers In The Region Of



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## LOCATION LOCATION LOCATION...

This impressive five-bedroom detached house offers spacious accommodation and is beautifully presented throughout, making it perfect for growing families ready to move straight in. Situated in a highly sought-after location, it is within close proximity to various local amenities such as shops, excellent transport links and top-rated school catchments. The ground floor features an entrance hall, two reception rooms, a bright conservatory, a versatile gym room, a utility room, a convenient W/C and a well-equipped fitted kitchen with a pantry. On the first floor, you'll find five generously sized bedrooms, including one with an en-suite and dressing room, another with an en-suite, a stylish three-piece bathroom suite and access to a partially boarded loft for additional storage. The front of the property boasts a garden with a lawn, while the rear offers a driveway, a double garage and a south-facing garden complete with a lawn and patio area, providing an ideal space for outdoor relaxation and entertaining.

MUST BE VIEWED







- Detached House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen With A Pantry
- Conservatory
- Utility Room
- Gym Room
- Three Piece Bathroom Suite & Two En-Suites
- Driveway & Garage
- Private Enclosed South Facing Rear Garden











## GROUND FLOOR

### Entrance Hall

5'9" x 15'9" (max) (1.76m x 4.82m (max))

The entrance hall has laminate flooring, carpeted stairs, a radiator, a dado rail and a single UPVC door providing access into the accommodation.

### Living Room

18'11" x 15'3" (5.77m x 4.65m)

The living room has carpeted flooring, a radiator, a feature fireplace with a decorative surround, coving, open access to the dining room and sliding patio doors providing access into the conservatory.

### Gym

14'11" x 14'11" (4.57m x 4.30m)

The gym has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and access to the utility room.

### Utility Room

14'0" x 5'1" (4.29m x 1.56m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a radiator, an extractor fan, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

### Conservatory

9'8" x 10'7" (2.97m x 3.25m)

The conservatory has tiled flooring, UPVC double-glazed windows to the rear and side elevation, a polycarbonate roof and double French doors providing access out to the garden.

### Dining Room

8'7" x 8'8" (2.64m x 2.65m)

The dining room has carpeted flooring, a radiator, coving and double French doors providing access out to the garden.

### Pantry

5'3" x 8'8" (1.61m x 2.65m)

The pantry has tiled flooring, space for a fridge-freezer, a radiator, a wall-mounted boiler, recessed spotlights and a single UPVC door.

### Kitchen

9'6" x 11'8" (2.90m x 3.57m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a fitted breakfast bar, a freestanding cooker, an extractor fan, a stainless steel sink and a half with a drainer and a swan neck mixer tap, tiled flooring, partially tiled walls and a UPVC double-glazed window to the front elevation.

### W/C

5'6" x 5'6" (max) (1.70m x 1.68m (max))

This space has a low level flush W/C, a wall-mounted wash basin, laminate flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the front elevation.

## FIRST FLOOR

### Landing

7'1" x 6'9" (2.17m x 2.06m)

The landing has carpeted flooring, a dado rail, two built-in cupboards, a UPVC double-glazed window to the front elevation and provides access to the first floor accommodation.

### Landing Two

2'6" x 13'11" (0.78m x 4.25m)

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

### Master Bedroom

11'8" x 14'6" (3.58m x 4.42m)

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

### En-Suite

9'7" x 4'10" (2.93m x 1.48m)

The en-suite has a low level concealed flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed shower, Karndean flooring, tiled walls, a radiator, two towel rails, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

11'10" x 9'7" (3.62m x 2.93m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and direct access to the dressing room.

### Dressing Room

4'1" x 7'4" (1.25m x 2.25m)

The dressing room has carpeted flooring and direct access to the en-suite.

### En-Suite Two

5'4" x 7'11" (1.64m x 2.42m)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, laminate flooring, a radiator, a towel rail, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Three

14'1" x 8'6" (4.30m x 2.60m)

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

### Bedroom Four

8'9" x 10'4" (2.69m x 3.15m)

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

### Bedroom Five

6'11" x 8'9" (2.11m x 2.68m)

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

## Bathroom

9'7" x 6'5" (2.94m x 1.98m)

The bathroom has a low level flush W/C, a pedestal wash basin, a P shaped fitted panelled bath with a mains-fed shower, laminate flooring, partially tiled walls, a radiator, a towel rail, an electric shaving point and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a garden with a lawn.

### Rear

To the rear of the property is a driveway, a double garage, a private enclosed tiered south facing garden with a lawn and a patio area.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

Phone Signal – All 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

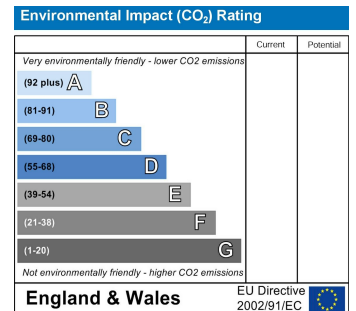
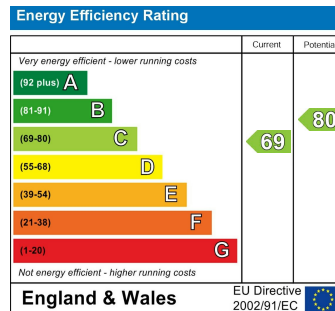
The vendor has advised the following:

Property Tenure is Freehold

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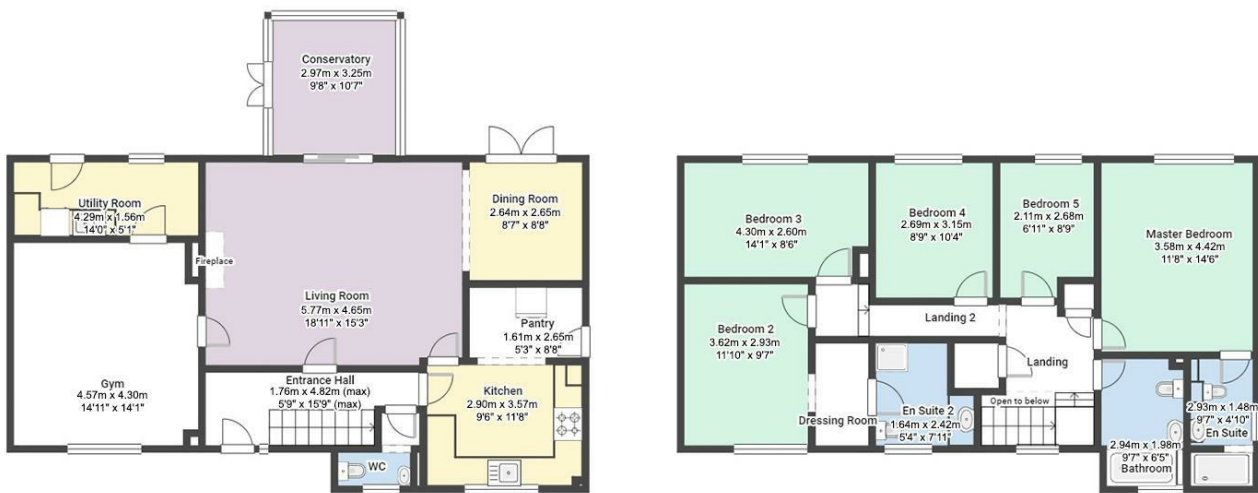
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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