

# HoldenCopley

PREPARE TO BE MOVED

Selby Road, West Bridgford, Nottinghamshire NG2 7BL

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Guide Price £650,000



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GUIDE PRICE £650,000 - £700,000

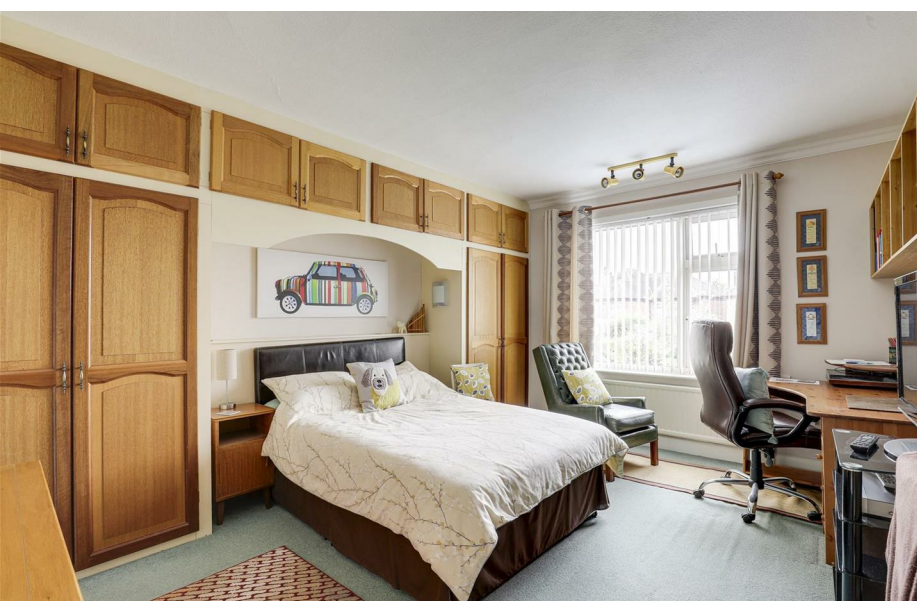
LOCATION, LOCATION, LOCATION...

Introducing this charming four-bedroom detached house to the market, nestled in a highly sought-after residential area. This home is ideally located within easy reach of West Bridgford town centre, offering a wide range of excellent facilities and amenities, as well as convenient access to the City Centre and Universities. Residents benefit from excellent regional and national transport links, including a superb train service to London from Nottingham or East Midlands Parkway. The property also falls within the catchment area for The West Bridgford School and Jesse Gray Primary School. Upon entering the residence, you are welcomed by a porch and an inviting entrance hall. The ground floor features a W/C, two spacious reception rooms, a fitted kitchen with a separate pantry, and a bright conservatory that floods the space with natural light. The first floor hosts three double bedrooms, all serviced by a luxurious four-piece bathroom suite. The second floor offers a versatile space that can be used as a fourth double bedroom with wash basin and built in wardrobe. Outside, the property boasts a driveway with double gated access leading to the rear garage. The beautiful south-west facing garden includes a patio area and a well-maintained lawn, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Pantry
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway & Garage
- Well-Maintained Garden
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Porch

The porch has a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring, a radiator, UPVC double-glazed stained-glass window to the side elevation, and carpeted stairs with decorative wooden spindles.

W/C

This space has a low level dual flush W/C, a wall-mounted wash basin with tiled splashback, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Dining Room

15'3" into bay x 12'2" (4.67m into bay x 3.71m)

The dining room has a UPVC double-glazed stained-glass bay window to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

Living Room

15'5" x 12'11" (4.71m x 3.70m)

The living room has carpeted flooring, two radiators, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, full height UPVC double-glazed windows to the rear elevation, and double French doors leading into the conservatory.

Conservatory

15'8" x 9'11" (4.80m x 3.04m)

The conservator has tiled flooring, a partially vaulted argon glass ceiling, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

11'3" x 10'11" (3.44m x 3.33m)

The kitchen has a range of fitted shaker-style base and wall units with wood laminate worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated microwave, a gas hob with an extractor fan, an integrated double oven with a warming drawer, tiled flooring, tiled splashback, access into the pantry, recessed spotlights, and UPVC double-glazed windows to the side elevation.

Pantry

7'5" max x 5'10" max (2.28m max x 1.80m max)

The pantry has space and plumbing for a washing machine, space for a fridge freezer, quarry tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

Back Porch

The back porch has an in-built cupboard, tiled flooring, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Boiler Room

This space has a radiator and a combi-boiler.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed stained-glass window to the front elevation, carpeted flooring, a radiator, an in-built under-stair cupboard, and provides access to the first floor accommodation.

Bedroom One

15'3" into bay x 12'2" into wardrobes (4.65m into bay x 3.71m into wardrobes)

The first bedroom has a UPVC double-glazed stained-glass bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and a range of in-built wardrobes with overhead storage cupboards.

Bedroom Two

14'11" x 12'2" (4.57m x 3.72m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and in-built wardrobes with over-the-bed storage cupboards.

Bedroom Three

11'3" x 10'11" (3.45m x 3.34m)

The third bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and in-built wardrobes with overhead cupboards.

Bathroom

8'10" x 7'4" (2.71m x 2.26m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, electrical shaving point, a tiled bath, a corner fitted shower enclosure, fully tiled walls, tiled flooring with underfloor heating, a heated towel rail, an extractor fan, a panelled ceiling with recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

SECOND FLOOR

Upper Landing

The upper landing provides access to the second floor accommodation.

Bedroom Four

15'3" x 13'1" (4.65m x 4.01m)

The fourth bedroom has two Velux windows, carpeted flooring, exposed beams, a sunken wash basin with tiled splashback, and eaves storage.

OUTSIDE

Front

To the front of the property is a block-paved driveway with double gated access to the garage.

Garage

19'7" x 9'7" (5.98m x 2.94m)

The garage has lighting, double-glazed windows to the side and rear elevation, and an electric up and over door opening out onto the driveway.

Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, a lawn, a range of decorative plants and shrubs, access into the garage, a shed, and fence panelling.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some networks for 3G / 4G / 5G have good coverage

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 - medium 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 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.

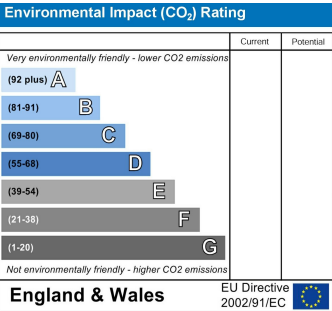
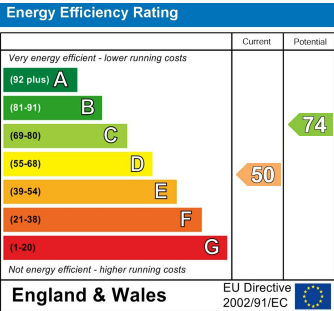
The vendor has advised the following:

Property Tenure is Freehold

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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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