

HoldenCopley

PREPARE TO BE MOVED

Glenmore Road, West Bridgford, Nottinghamshire NG2 6GH

£750,000

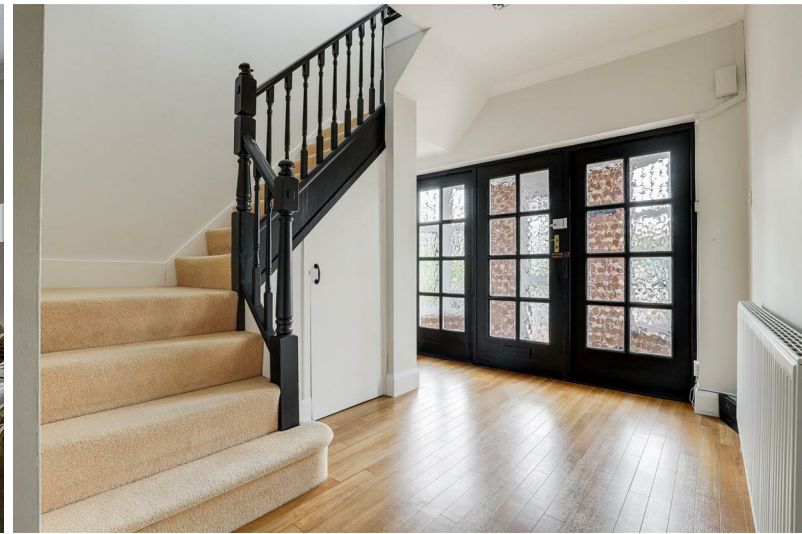
Glenmore Road, West Bridgford, Nottinghamshire NG2 6GH



THE PERFECT FAMILY HOME...

This substantial detached house offers an exceptional living experience, perfect for any growing family, with its spacious accommodation spanning three beautifully decorated floors. Located in the highly sought-after area of West Bridgford, the property is within close proximity to esteemed schools such as Rushcliffe Spencer Academy and Abbey Road Primary School, the picturesque River Trent, the vibrant West Bridgford Centre, and convenient commuting links. Upon entering, the house features a welcoming porch and entrance hall that lead into a bay-fronted living room and a large sitting room, ideal for relaxation and entertaining. The modern fitted breakfast kitchen is well-appointed, complemented by a utility room, a separate store room, and access to the garage. The first floor hosts three generous double bedrooms, including one with an en-suite bathroom, all serviced by a luxurious four-piece bathroom suite. Ascending to the second floor, you will find an additional double bedroom, accompanied by a separate study and a walk-in closet / bedroom five, providing ample space for both living and working. Externally, the property boasts a front driveway accommodating multiple cars, while the rear showcases a private enclosed landscaped garden, complete with a block-paved patio area and a meticulously maintained lawn. This home truly combines elegance, practicality, and convenience in one of West Bridgford's prime locations.

MUST BE VIEWED





- Three-Storey Detached House
- Five Bedrooms & Study
- Two Reception Rooms
- Modern Fitted Kitchen With Separate Utility Room
- Two Bathroom Suites
- Ample Storage Space
- Private Generous Sized Garden
- Driveway & Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

8'10" x 3'0" (2.70m x 0.92m)

The porch has tiled flooring, exposed brick walls, UPVC double-glazed windows to the front elevation, and a single UPVC door providing access into the accommodation.

Hall

10'1" x 16'11" (3.08m x 5.16m)

The hall has wooden flooring, carpeted stairs with decorative wooden spindles, an in-built under stair cupboard, a radiator, coving to the ceiling, and a wooden door with glass inserts via the porch.

Living Room

13'5" x 15'10" (4.09m x 4.84m)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a TV point, and a feature coal-effect fireplace with a stone surround.

Utility / WC

6'5" x 5'9" (1.97m x 1.77m)

This space has a concealed flush W/C combined with a vanity unit wash basin and fitted storage, a fitted worktop, space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring, partially tiled walls, and two UPVC double-glazed obscure windows to the side elevation.

Sitting Room

20'0" x 13'4" (6.11m x 4.08m)

The sitting room has carpeted flooring, a TV point, a feature coal-effect fireplace with a stone surround, coving to the ceiling, two radiators, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

Kitchen

6'8" x 9'10" (2.05m x 3.01m)

The kitchen has a range of fitted shaker-style base and wall units with Quartz worktops, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated dishwasher, an integrated fridge and freezer, space for a range cooker with an extractor fan and a stainless steel splashback, space for a breakfast table, tiled flooring, tiled splashback, panelled walls with a dado rail, coving to the ceiling, recessed spotlights, a radiator, and a UPVC double-glazed window to the side and rear elevation.

Rear Hall

6'2" x 3'10" (1.90m x 1.17m)

The rear hall has tiled flooring, exposed brick walls, and a sliding UPVC door to access the garden.

Garage

17'5" x 9'11" (5.32m x 3.04m)

The garage has a single UPVC door to the side and a roller shutter door opening out onto the front driveway.

Storage Room

10'2" x 8'1" (3.10m x 2.47m)

The storage room has UPVC double-glazed windows and a single UPVC door.

FIRST FLOOR

Landing

9'11" x 17'9" (3.04m x 5.43m)

The landing has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, carpeted flooring, coving to the ceiling, a radiator, recessed spotlights, an in-built under stair cupboard, and provides access to the first floor accommodation.

Bedroom One

15'5" x 13'3" (4.71m x 4.04m)

The first bedroom has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a range of fitted wardrobes.

Bathroom

6'6" x 8'11" (2.00m x 2.73m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, fully tiled walls, tiled flooring, an extractor fan, and two UPVC double-glazed obscure windows to the side elevation.

Bedroom Two

15'0" x 9'10" (4.58m x 3.02m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and access into the en-suite.

En-Suite

3'9" x 6'7" (1.16m x 2.01m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a shower enclosure, a chrome heated towel rail, fully tiled walls, tiled flooring, and an extractor fan.

Bedroom Three

13'6" x 12'6" (4.12m x 3.83m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, an in-built cupboard, and a fitted wardrobe.

SECOND FLOOR

Upper Landing

5'9" x 10'3" (1.77m x 3.14m)

The upper landing has a Velux window, carpeted flooring, recessed spotlights, and provides access to the second floor accommodation.

Bedroom Four

11'7" x 12'9" (3.54m x 3.91m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, huge storage into the eaves, a radiator, and recessed spotlights.

Study

7'0" x 5'9" (2.15m x 1.77m)

The study has a UPVC double-glazed window to the side elevation, carpeted flooring, recessed spotlights, and a radiator.

Walk-In-Closet / Bedroom Five

6'7" x 8'11" (2.03m x 2.73m)

This space has a Velux window, carpeted flooring, recessed spotlights, a radiator, and an in-built wardrobe.

OUTSIDE

Front

To the front of the property is a block-paved driveway with a range of plants and access to the garage.

Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, a lawn, mature trees and plants, an outdoor tap, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast - 1000 Mbps download / 220 Mbps upload

Phone Signal – Good coverage for 3G / 4G / 5G

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 - 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

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.

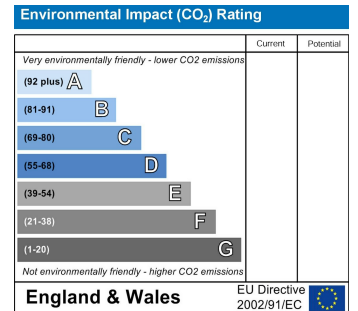
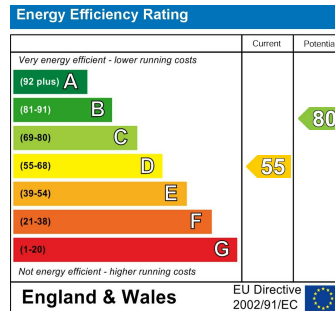
The vendor has advised the following:

Property Tenure is Freehold

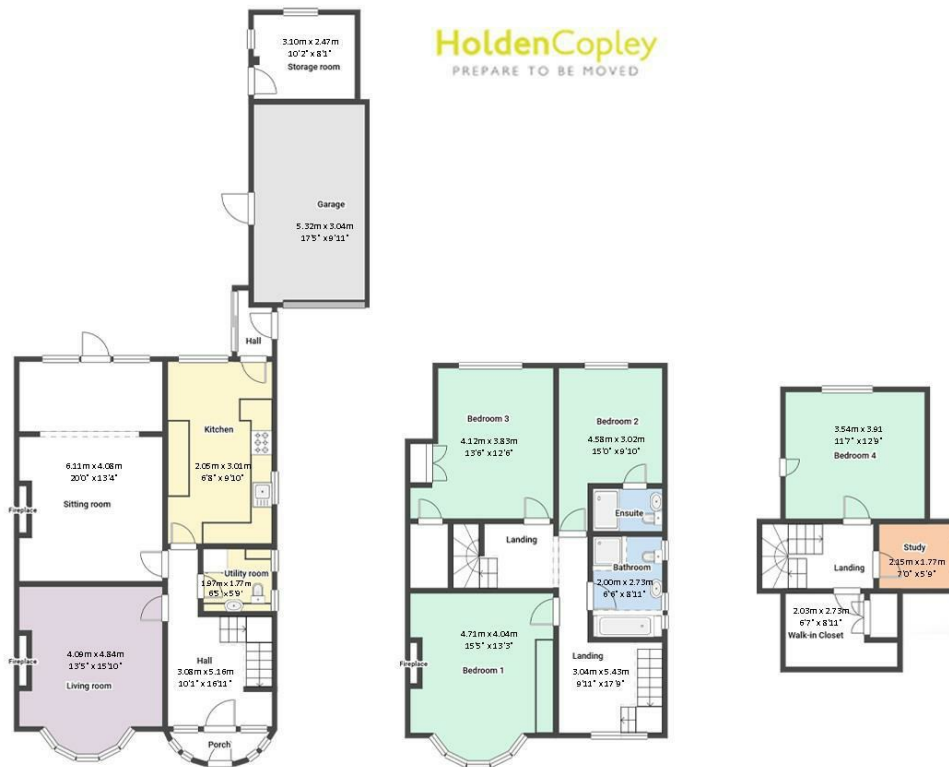
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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

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