

HoldenCopley

PREPARE TO BE MOVED

Highfield Road, West Bridgford, Nottinghamshire NG2 6DT

Guide Price £600,000 - £625,000

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PREPARE TO BE IMPRESSED...

This beautifully renovated three-bedroom detached house has been finished to a high standard, creating a modern and stylish family home. Situated in a sought-after location, the property falls within the coveted catchment area of renowned schools, including The West Bridgford Infant, Junior, and Senior schools. It is also conveniently close to local amenities and offers easy access to Nottingham City Centre. Upon entering, the hallway leads to a welcoming living room full of character, featuring high ceilings, a traditional fireplace, and sash bay windows. The living room opens into the dining room, which can be separated by bi-folding doors. The dining room is bathed in natural light from the large windows and a charming stained glass window. The recently renovated kitchen diner boasts contemporary fixtures and fittings, complemented by large windows and double French doors that open to the rear garden. The upper level includes two spacious double bedrooms and a stylish four-piece bathroom suite. The top level offers an additional double bedroom, providing ample space for family or guests. Outside, the front of the property features a driveway providing off-road parking and a range of shrubs that enhance the property's kerb appeal. The south-facing rear garden includes a patio seating area, a lawn, and a variety of plants and shrubs, ensuring both beauty and privacy. For added convenience, there is also an outdoor W/C.

MUST BE VIEWED!





- Detached House
- Three Double Bedrooms
- Two Reception Room
- Contemporary Kitchen
- Stylish Bathroom
- Driveway
- South-Facing Rear Garden
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Hallway

12'5" x 4'0" (3.79 x 1.23)

The hallway has exposed wooden flooring, carpeted stair runner, a radiator, ceiling coving and a single door providing access into the accommodation.

Living Room

14'10" x 12'0" (4.53 x 3.68)

The living room has carpeted flooring, two radiators, ceiling coving, a ceiling rose, shelving in each of the alcoves with in-built storage cupboards, a feature open fireplace with a decorative surround and sash bay windows with fitted Cafe style shutters to the front elevation.

Dining Room

12'5" x 11'11" (3.79 x 3.64)

The dining room has carpeted flooring, a radiator, ceiling coving, a ceiling rose, an in-built storage cupboard, a obscure stained glass window to the side elevation and a UPVC double-glazed sash window with fitted cafe style shutters to the rear elevation.

Kitchen Diner

17'2" x 10'1" (5.24 x 3.08)

The kitchen diner has a range of fitted base and wall units with worktops, an undermount sink with drainer groves and a mixer tap, an integrated oven, hob, extractor fan & fridge freezer, an in-built storage cupboard, partially tiled walls, a vertical radiator, recessed spotlights, wooden flooring, fully insulated internally, a UPVC double-glazed window to the side elevation, a double-glazed full-height window to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

15'1" x 5'6" (4.61 x 1.70)

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

Master Bedroom

16'6" x 11'8" (5.04 x 3.56)

The main bedroom has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a original feature fireplace, an in-built storage cupboard and two sash windows with fitted cafe style shutters to the front elevation.

Bedroom Three

12'0" x 10'6" (3.68 x 3.21)

The third bedroom has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove with an original feature fireplace, a window with a fitted shutter to the side elevation and a UPVC double-glazed window with a fitted cafe style shutter to the rear elevation.

Bathroom

10'7" x 9'9" (3.25 x 2.98)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended freestanding bath with central taps, a shower enclosure with an electric shower fixture, a heated towel rail, recessed spotlights, partially panelled walls, exposed wooden flooring and two UPVC double-glazed obscure windows to the rear elevation.

SECOND FLOOR

Bedroom Two

13'9" x 13'6" (4.21 x 4.14)

The second bedroom has carpeted flooring, a radiator, two in-built storage cupboards, two Velux windows and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear, shrubs and a brick-wall boundary.

Rear

To the rear is an enclosed garden with a patio area, a lawn, a shed, a variety of plants and shrubs, access to the outdoor W/C, courtesy lighting and brick-wall boundary's

W/C

4'10" x 2'3" (1.49 x 0.71)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled flooring and a single door providing access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Unable to build off the back because of a fresh water sewer in vicinity of back garden

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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.

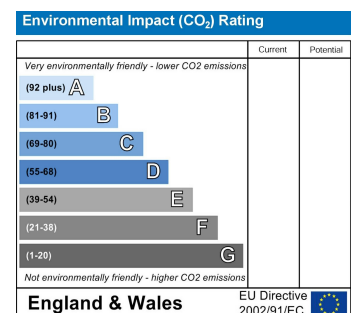
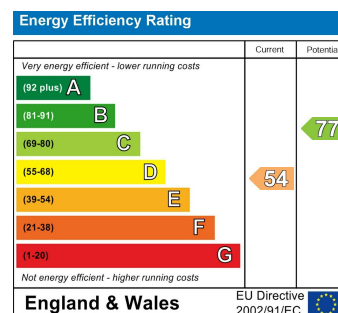
The vendor has advised the following:

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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