# Holden Copley PREPARE TO BE MOVED

Haven Close, West Bridgford, Nottinghamshire NG2 7LP

Guide Price £350,000 - £375,000

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#### GUIDE PRICE £350.000 - £375.000

#### NO UPWARD CHAIN...

Situated in a highly sought-after area, this detached bungalow offers the perfect blend of convenience and potential. Ideally located close to a variety of local amenities, including shops, eateries, and cafés, Rushcliffe Arena and David Lloyd Health Club, this property is an excellent opportunity for a range of buyers seeking single-story living with the chance to personalise their home. The bungalow's well-proportioned accommodation includes an entrance hall, a spacious living room seamlessly flowing into a dining room, and a bright conservatory with direct access to the rear garden. The fitted kitchen provides ample storage and functionality. There are three generously sized double bedrooms and a three-piece bathroom suite. Externally, the property benefits from a front lawn, courtesy lighting, and a driveway that leads to the rear garden, garage, and versatile office space. The office features wood-effect flooring, double glazing, and electric lighting, with direct access to both the garage and driveway. The garage offers ample storage space and an up-and-over door. The rear garden is a tranquil retreat, featuring a patio area, a lawn, well-tended planted borders, and a private hedged boundary, perfect for outdoor relaxation or entertaining.

MUST BE VIEWED









- Detached Bungalow
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Double Garage
- Versatile Office
- Sought After Location
- Must Be Viewed









#### **ACCOMMODATION**

#### Entrance Hall

The entrance hall has a UPVC double glazed obscure window to the side elevation, an in-built cupboard, carpeted flooring, and a UPVC door providing access into the accommodation.

#### Living Room

 $19^{5}$ " ×  $11^{7}$ " (5.92m × 3.54m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a radiator, a feature fireplace, carpeted flooring, and open access into the dining room.

## Dining Room

 $9^{*}7" \times 8^{*}9" (2.94m \times 2.69m)$ 

The dining room has carpeted flooring, a radiator, and sliding patio doors opening to the conservatory.

#### Conservatory

 $10^{4}$ " ×  $7^{9}$ " (3.17m × 2.37m)

The conservatory has tiled flooring, a wall-mounted heater, double glazed surround, a Polycarbonate roof, an air conditioning unit, and a door providing access to the rear garden.

#### Kitchen

 $11^5$ " ×  $8^9$ " (3.48m × 2.67m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, hob and extractor fan, an integrated washing machine, an integrated fridge freezer, an integrated microwave, an integrated dishwasher, an air conditioning unit, a radiator, a tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

#### Hall

#### Bedroom One

 $11^4$ " × 9\*8" (3.47m × 2.97m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture with wardrobes, chest of drawers and bedside cabinets, coving to the ceiling, recessed spotlights, and carpeted flooring.

#### Bedroom Two

 $12^{6}$ " ×  $8^{10}$ " (3.82m × 2.70m)

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

### Bedroom Three

 $9'II'' \times 8'4'' (3.03m \times 2.55m)$ 

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, fitted wardrobes, and carpeted flooring.

#### Bathroom

 $8^{\circ}9'' \times 7^{\circ}10'' (2.68m \times 2.39m)$ 

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

#### **OUTSIDE**

## Front

To the front of the property is a lawn, courtesy lighting, and a driveway with access to the rear garden, garage, and office.

#### Office

 $15^{\circ}3'' \times 9^{\circ}0'' (4.67m \times 2.76m)$ 

The office has a door into the garage, lighting, electric, wood-effect flooring, a double glazed window to the side elevation, and a UPVC door opening onto the path..

### Double Garage

 $15^{\circ}3'' \times 6^{\circ}6''$  (4.67m × 2.00m)

The double garage has ample space, and an up-and-over door opening onto the driveway.

#### Rear

To the rear of the property is a patio area, a lawn, planted borders, an electric socket, and a hedged boundary.

#### ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 50Mbps

Phone Signal – Good coverage of Voice,  $4\mbox{G}$  - Some coverage of  $3\mbox{G}$  &  $5\mbox{G}$ 

Sewage - Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

#### DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

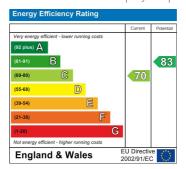
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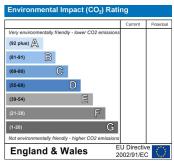
The vendor has advised the following: Property Tenure is Freehold

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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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