

HoldenCopley

PREPARE TO BE MOVED

Haven Close, West Bridgford, Nottinghamshire NG2 7LP

Guide Price £350,000 - £375,000

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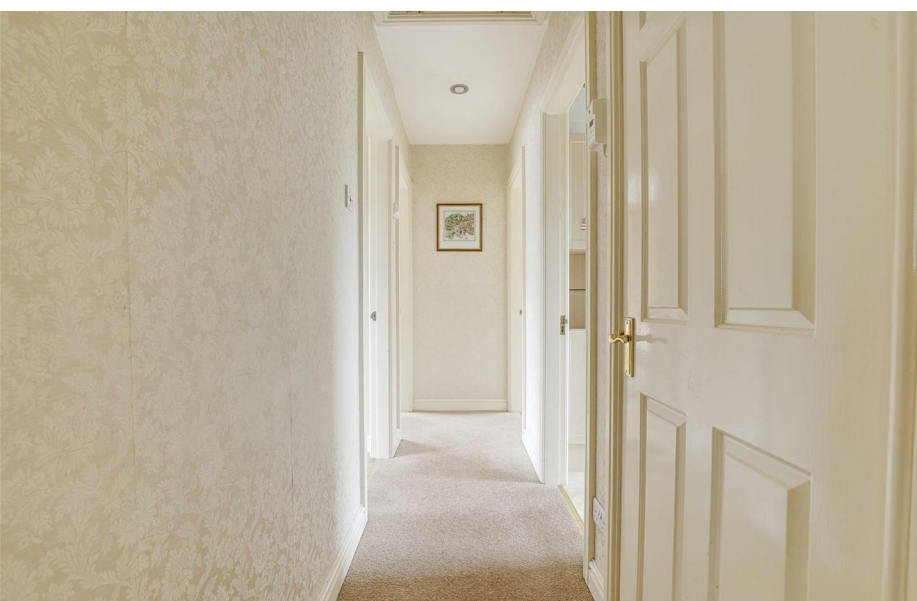
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NO UPWARD CHAIN..

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" x 11'7" (5.92m x 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" x 8'9" (2.94m x 2.69m)

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

Conservatory

10'4" x 7'9" (3.17m x 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" x 8'9" (3.48m x 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" x 9'8" (3.47m x 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" x 8'10" (3.82m x 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

9'11" x 8'4" (3.03m x 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

8'9" x 7'10" (2.68m x 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

15'3" x 9'0" (4.67m x 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

15'3" x 6'6" (4.67m x 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, 4G - Some coverage of 3G & 5G

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

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.

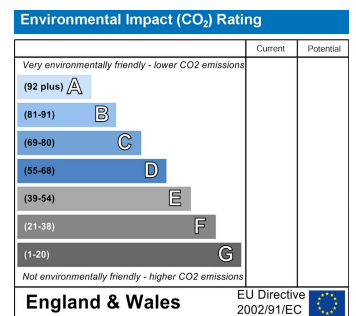
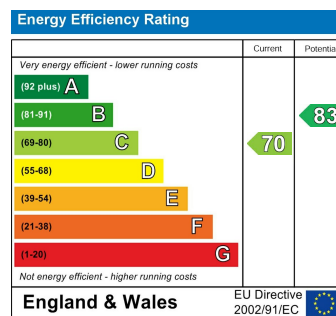
The vendor has advised the following:

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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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