

HoldenCopley

PREPARE TO BE MOVED

Chaworth Road, West Bridgford, Nottinghamshire NG2 7AD

Guide Price £695,000 - £745,000

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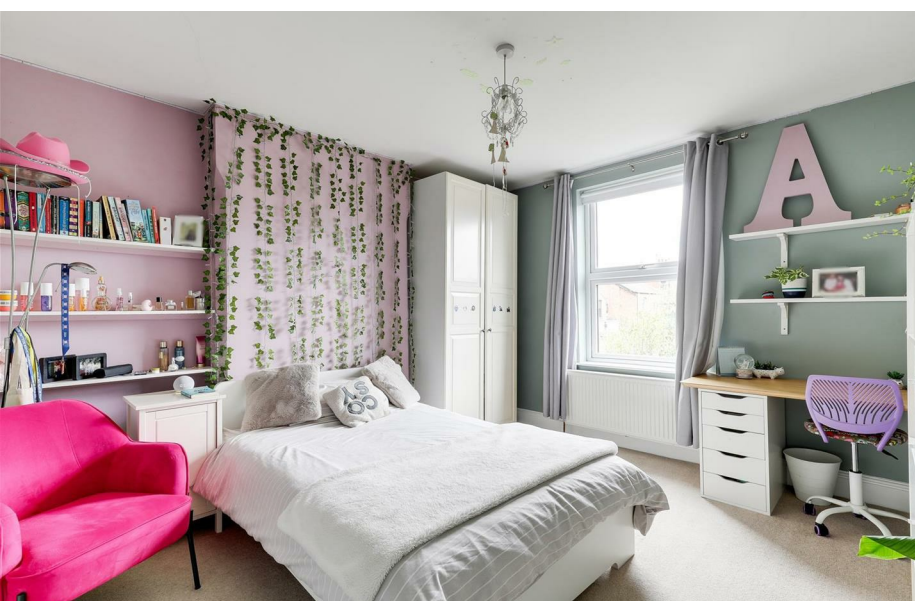
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STUNNING FAMILY HOME...

This stunning five-bedroom detached house, an ideal family home, is located in the highly sought-after area of West Bridgford. Offering easy access to a wealth of excellent amenities, facilities, the City Centre, and prestigious universities, this property is perfectly positioned for convenience and lifestyle. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, with a large bay window creating an inviting atmosphere filled with natural light. Adjacent is the elegant dining room, seamlessly connected to the modern kitchen, which boasts ample storage and countertop space, as well as double French doors that open out to the rear garden, perfect for indoor-outdoor living. The ground floor is completed by a convenient W/C with a utility area. The first floor offers two generous double bedrooms, two well-sized single bedrooms, and a stylish four-piece bathroom suite that serves the entire floor. Ascending to the top level, you'll find a further double bedroom with abundant storage space and an en-suite bathroom, providing a private and comfortable retreat. Externally, the property features a block-paved driveway at the front, offering off-road parking, alongside a well-kept garden area with a lawn and a variety of shrubs. The rear garden is a true highlight, offering ample space for relaxation and play, with two decked seating areas, a lush lawn, an array of established plants, shrubs, and trees, as well as a children's tree house, a summer house, and access to the garage.

MUST BE VIEWED!





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C & Utility
- Stylish Bathroom & En-Suite
- Driveway & Garage
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Hallway

13'5" x 12'4" (4.10 x 3.76)

The hallway has exposed wooden flooring, carpeted stairs, a radiator, a picture railing, ceiling coving, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, stained glass obscure windows to the front elevation and a single door providing access into the accommodation.

Living Room

15'4" x 12'5" (4.68 x 3.81)

The living room has exposed wooden flooring, two radiators, ceiling coving, a picture rail, a recessed chimney breast alcove with a decorative surround and a UPVC double-glazed bay window with fitted shutters to the front elevation.

Dining Room

12'11" x 11'10" (3.96 x 3.63)

The dining room has exposed wooden flooring, two radiators, a picture rail, ceiling coving, open access to the kitchen and double French doors opening out to the rear garden.

Kitchen

12'11" x 10'6" (3.96 x 3.21)

The kitchen has a range of fitted base and wall units with worktops, an undermount stainless steel double sink with a mixer tap, an integrated double oven, microwave, gas hob, extractor fan & dishwasher, recessed spotlights, tiled flooring and two UPVC double-glazed windows to the side and rear elevations.

W/C-Utility

7'8" x 5'11" (2.35 x 1.81)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, space and plumbing for a washing machine & tumble dryer, tiled flooring & exposed wooden flooring and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

9'7" x 9'4" (2.94 x 2.85)

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

Master Bedroom

12'11" x 12'6" (3.96 x 3.82)

The main bedroom has carpeted flooring, a radiator, two fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'11" x 11'11" (3.96 x 3.65)

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

Bedroom Three

9'11" x 9'8" (3.04 x 2.95)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Four

8'10" x 8'0" (2.71 x 2.45)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

9'3" x 6'9" (2.84 x 2.08)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double ended bath with central taps, a shower enclosure with an overhead rainfall shower, a wall-mounted electric shaving point, a radiator, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Bedroom Five

18'0" x 14'6" (5.51 x 4.42)

The fifth bedroom has carpeted flooring, two radiators, storage in the eaves, access to the en-suite and two Velux windows.

En-Suite

12'9" x 3'11" (3.89 x 1.20)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower, a radiator, a wall-mounted electric shaving point, partially tiled walls, tiled flooring and a Velux window.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, gated access to the rear, a lawn, a range of shrubs and brick-wall boundaries,

Rear

To the rear of the property is an enclosed & generous sized garden with two deck areas, a lawn, a variety of established plants, shrubs & trees, a children's tree house & a summer house, access to the garage, fence panelling boundaries.

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, 4G & 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 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.

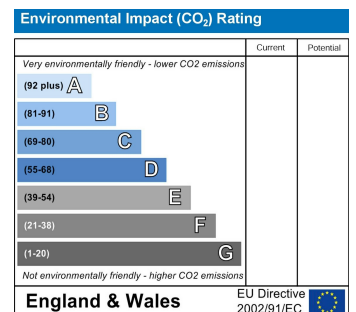
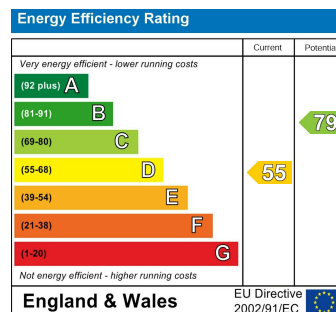
The vendor has advised the following:

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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