

# HoldenCopley

PREPARE TO BE MOVED

Julian Road, West Bridgford, Nottinghamshire NG2 5AL

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£550,000

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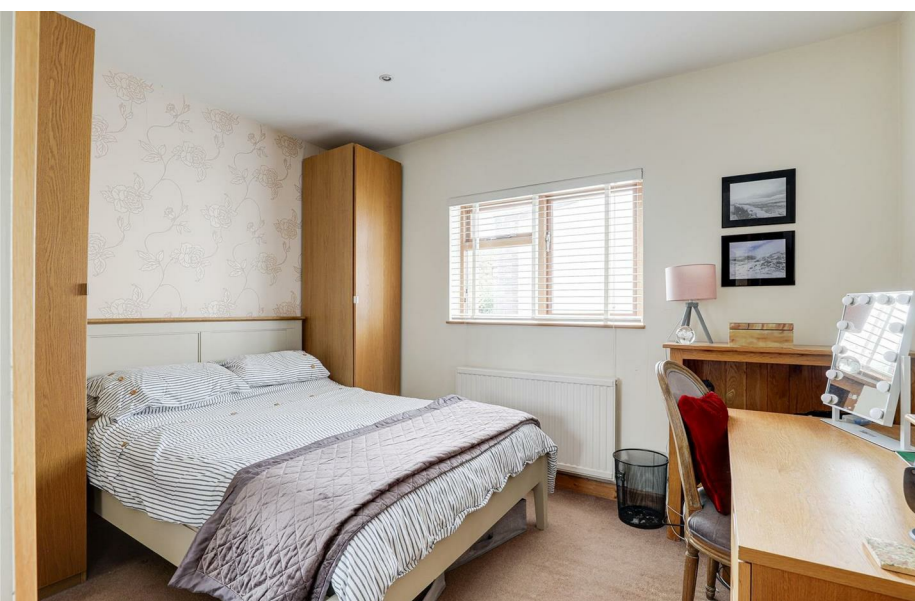


## LOCATION LOCATION LOCATION...

This beautifully presented three-bedroom detached bungalow offers spacious accommodation, making it an ideal choice for a variety of buyers looking to move straight in. Situated in a highly sought-after location, the property benefits from close proximity to a range of local amenities, including shops, excellent transport links and top-rated school catchments, providing both convenience and a desirable lifestyle. The ground floor features an entrance hall that leads to a living room, perfect for relaxation. The well-appointed kitchen and separate dining room offer ample space for meal preparation and family gatherings. An orangery provides additional living space, filled with natural light, ideal for enjoying views of the garden year-round. The property also includes three generously sized bedrooms, with bedroom three benefiting from a private en-suite and a stylish three-piece bathroom suite serving the remaining bedrooms. Upstairs, the first floor offers a loft space. Externally, the property is complemented by a driveway at the front, offering off-street parking. To the rear, a large garden awaits, featuring a patio area for outdoor dining, a well-maintained lawn and various functional additions, including a garage, a greenhouse and a chicken coop, making it a perfect outdoor retreat. This bungalow combines comfort, style and practicality, making it a superb opportunity for someone looking to call it home.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Loft Space
- Living Room
- Orangery
- Dining Room
- Fitted Kitchen
- Four Piece Bathroom Suite & En-Suite
- Large Private Rear Garden
- Driveway & Garage





## GROUND FLOOR

### Entrance Hall

3'4" x 18'0" (1.03m x 5.49m)

The entrance hall has wood-effect flooring with a carpet runner, a radiator, recessed spotlights and a single composite door providing access into the accommodation.

### Living Room

14'10" x 12'3" (4.53m x 3.74m)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a recessed chimney breast alcove with a gas fired feature fireplace and a ceiling rose.

### Kitchen

16'10" x 7'2" (5.14m x 2.19m)

The kitchen has a range of fitted base and wall units with worktops, a modern worcester Bosch combi boiler which was serviced in August 2024, a freestanding electric cooker with an extractor hood, an integrated dishwasher and fridge-freezer, a sink with a drainer, tiled flooring with underfloor heating, carpeted stairs, partially tiled walls and a UPVC double-glazed window to the side elevation.

### Dining Room

14'6" x 9'11" (4.43m x 3.04m)

The dining room has fitted wall units, space and plumbing for a washing machine and tumble dryer, wood-effect flooring, a radiator, open access to the orangery and bi-folding doors providing access out to the garden.

### Orangery

16'10" x 13'0" (5.14m x 3.98m)

The orangery has wood-effect flooring, a radiator, recessed spotlights and bi-folding doors providing access out to the garden.

### Master Bedroom

9'8" x 14'0" (2.96m x 4.29m)

The main bedroom has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a radiator, fitted mirrored wardrobes and recessed spotlights.

### Bedroom Two

11'10" x 10'4" (3.61m x 3.17m)

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

### Bedroom Three

12'0" x 11'10" (3.66m x 3.61m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, recessed spotlights and access to the en-suite.

### En-Suite

3'2" x 7'1" (0.99m x 2.17m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted corner shower enclosure with an electric shower, partially tiled walls, an extractor fan and recessed spotlights.

### Bathroom

7'10" x 8'6" (2.40m x 2.60m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a hand-held shower, a corner fitted shower enclosure with a mains-fed over the head rainfall shower, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a velux window.

## FIRST FLOOR

### Loft Space

11'0" x 14'11" (3.37m x 4.57m)

This space has carpeted flooring, a radiator, eaves storage, two velux windows and recessed spotlights.

## OUTSIDE

### Garage

15'7" x 10'2" (4.76m x 3.12m)

The garage has a single-glazed window to the rear elevation, power points and an up and over garage door.

## Front

To the front of the property is a garden with a lawn and various plants and a driveway.

## Rear

To the rear of the property is a large garden with a hedge boundary, a patio, a lawn, various plants and trees, a garage, a greenhouse and a chicken coop.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)  
220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

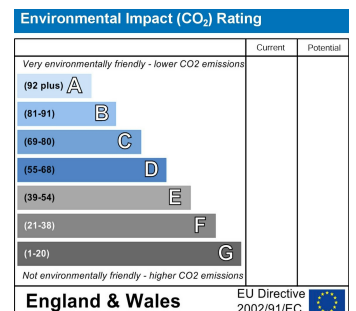
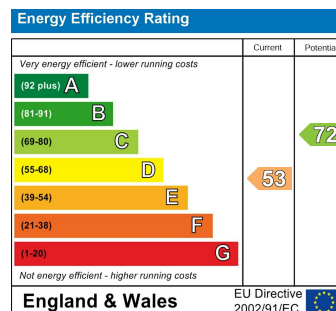
The vendor has advised the following:

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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