

HoldenCopley

PREPARE TO BE MOVED

Stonesby Vale, West Bridgford, Nottinghamshire NG2 7UR

Offers Over £500,000

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LOCATION LOCATION LOCATION...

This beautifully presented four-bedroom detached house offers spacious and versatile accommodation, ideal for a family buyer looking for a home they can move straight into. Situated in a highly sought-after location, this property is within close proximity to a range of local amenities, including shops, excellent transport links and top-rated school catchments. On the ground floor, you'll find an entrance hall, a convenient W/C and a modern fitted kitchen diner perfect for family meals and entertaining. The living room provides a cozy space to relax, while an additional sitting room offers flexibility for use as a playroom or home office. A utility room and storage room complete the downstairs layout, ensuring ample space for all your needs. Upstairs, the first floor boasts four well-proportioned bedrooms, including a master with an en-suite for added luxury. A contemporary three-piece bathroom suite serves the remaining bedrooms and access to a boarded loft provides excellent additional storage options. The exterior of the property is equally impressive, with a block-paved driveway to the front, offering ample off-road parking. To the rear, a private garden awaits, featuring a patio area for outdoor dining, a well-maintained lawn and a six-seater hot tub—perfect for unwinding after a long day. This property truly combines modern living with convenience, making it an ideal family home in a prime location.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Modern Fitted Kitchen Diner
- Living Room
- Sitting Room
- Utility Room & Storage Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Private Rear Garden With A Hot Tub
- Driveway





GROUND FLOOR

Hallway

19'2" x 6'1" (5.86 x 1.86)

The hallway has wood-effect flooring, carpeted stairs, a radiator, coving and a single door providing access into the accommodation.

W/C

5'10" x 2'6" (1.79 x 0.77)

This space has a low level flush W/C, a wall-mounted wash basin, wood-effect flooring, a radiator, partially tiled walls and an extractor fan.

Kitchen

30'6" x 8'11" (9.31 x 2.72)

The kitchen has a range of fitted shaker style base and wall units with worktops and a matching breakfast bar, an integrated double oven, fridge and dishwasher, a sink with a drainer and a swan neck mixer tap, an electric hob with an extractor fan, tiled flooring, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the front elevation and a single door providing access out to the side of the property.

Living Room

14'6" x 13'9" (4.42 x 4.20)

The living room has wood-effect flooring, two radiators, a feature fireplace with a decorative surround, coving and sliding patio doors providing access out to the garden.

Sitting Room

15'1" x 9'8" (4.62 x 2.95)

The sitting room has a UPVC double-glazed window to the side elevation, carpeted flooring and wall-mounted light fixtures.

Utility Room

15'1" x 6'6" (4.62 x 2.00)

The utility room has carpeted flooring, space for an american style fridge-freezer and space and plumbing for a washing machine and tumble dryer.

Storage Room

12'9" x 7'2" (3.90 x 2.20)

The storage room has a single door providing access out to the garden.

FIRST FLOOR

Landing

13'11" x 9'11" (4.26 x 3.04)

The landing has carpeted flooring, a radiator, a built-in cupboard, coving, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

14'1" x 11'3" (4.30 x 3.43)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

8'10" x 6'3" (2.70 x 1.93)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, tiled flooring, a radiator, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

11'3" x 8'9" (3.44 x 2.69)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access to the boarded loft via a drop-down ladder.

Bedroom Three

12'0" x 9'0" (3.68 x 2.75)

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

Bedroom Four

11'3" x 7'6" (3.44 x 2.29)

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

Bathroom

8'8" x 5'10" (2.65 x 1.80)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, wood-effect flooring, a radiator, partially tiled walls, coving, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a pebbled garden with various plants and a block paved driveway.

Rear

To the rear of the property is private garden with a patio, decorative stones, wood chippings, a lawn, various plants and trees and a six seater hot tub.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very 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 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:

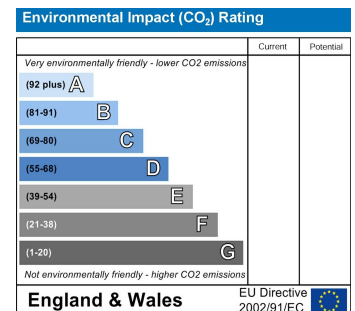
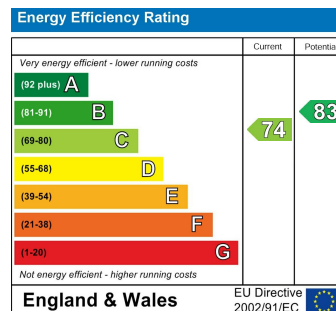
Property Tenure is Freehold

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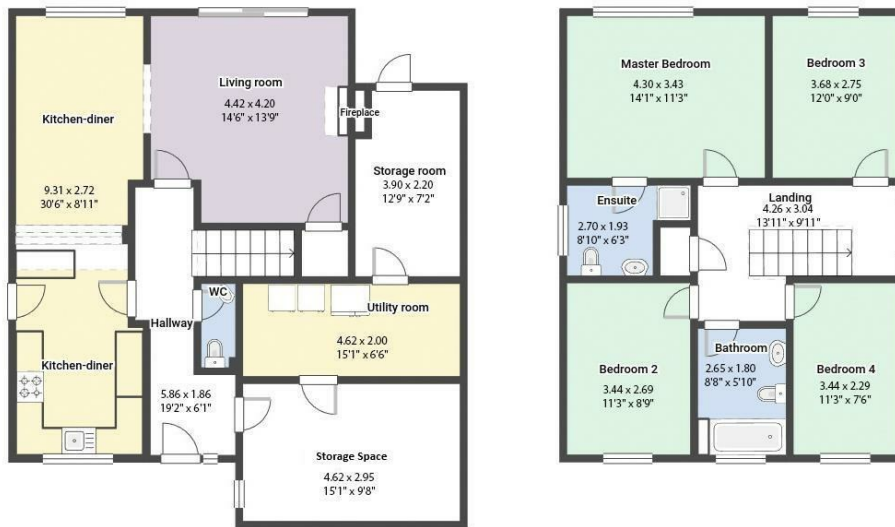
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
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