

HoldenCopley

PREPARE TO BE MOVED

Foxfield Way, West Bridgford, Nottinghamshire NG2 7ZD

Guide Price £425,000 - £475,000

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GUIDE PRICE £425,000-£450,000

LOCATION LOCATION LOCATION...

This beautifully presented four-bedroom detached house is the perfect family home for those looking to move straight in. Located in a highly sought-after area, the property enjoys close proximity to a range of local amenities, including shops, excellent transport links and well-regarded school catchments, making it an ideal choice for families. On the ground floor, the property features an entrance hall that leads to a convenient W/C and an impressive open-plan kitchen and living room, designed for modern family living and entertaining. The garage offers additional space for storage or parking, adding to the home's practicality. Upstairs, the first floor boasts four generously sized bedrooms, ensuring ample space for every member of the family. The master bedroom benefits from a private en-suite bathroom, providing a luxurious retreat. A well-appointed three-piece family bathroom serves the remaining bedrooms and access to a boarded loft offers even more storage options. Externally, the property features a driveway at the front, providing off-street parking. To the rear, a private garden awaits, complete with a patio area and a well-maintained lawn, perfect for children to play or for enjoying the outdoors. This home effortlessly combines style, comfort and convenience, making it an exceptional opportunity for a family buyer.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Open Plan Kitchen Living Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- En-Suite
- Garage
- Driveway
- Private Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'7" x 13'0" (2.03m x 3.98m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in cupboard and a single composite door providing access into the accommodation.

W/C

6'7" x 3'4" (2.01m x 1.02m)

This space has a low level concealed flush W/C, a pedestal wash basin, wood-effect flooring, a chrome heated towel rail, partially tiled walls, built-in cupboards and an extractor fan.

Kitchen/Living Room

28'5" x 16'0" max (8.67m x 4.89m max)

This space has a range of fitted base and wall units with worktops, an integrated double oven, a dishwasher, a gas hob with an extractor hood, space for a fridge-freezer, a stainless steel sink and a half with a drainer and a swan neck mixer tap, recessed spotlights, wood-effect flooring, two radiators, UPVC double-glazed windows to the front and rear elevations and double French doors providing access out to the garden.

Garage

19'10" x 10'3" (6.05m x 3.14m)

The garage has a wall-mounted boiler, a single UPVC door and an up and over garage door.

FIRST FLOOR

Landing

12'2" x 7'1" (3.73m x 2.16m)

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

Master Bedroom

9'8" x 14'10" (2.97m x 4.53m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted mirrored wardrobes, access to the loft and access to the en-suite.

En-Suite

5'2" x 8'8" (1.58m x 2.66m)

The en-suite has a low level dual concealed flush W/C, a wash basin, a shower enclosure with a mains-fed shower, tiled flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

8'8" x 14'6" (2.65m x 4.43m)

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

Bedroom Three

8'8" x 13'8" (2.65m x 4.18m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the bathroom.

Bedroom Four

9'3" x 7'0" (2.84m x 2.15m)

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

Bathroom

6'11" x 7'0" (2.13m x 2.14m)

The bathroom has a low level dual concealed flush W/C, a wash basin, a fitted panelled bath with an electric shower, a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a patio and a driveway.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio, a lawn, an outdoor tap and exterior lighting.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

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

220 Mbps (Highest available upload speed)

Phone Signal – most 3G, 4G & 5G 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 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.

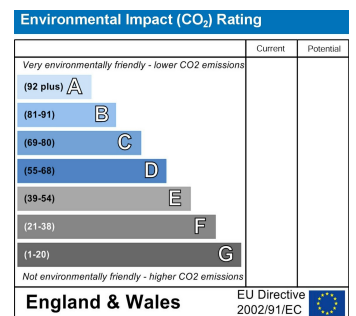
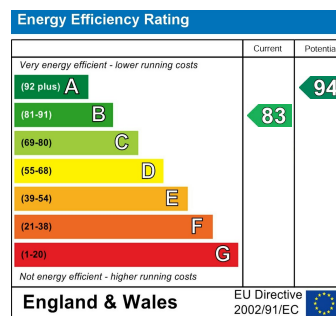
The vendor has advised the following:

Property Tenure is Freehold

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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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