

HoldenCopley

PREPARE TO BE MOVED

Byron Road, West Bridgford, Nottinghamshire NG2 6DY

Guide Price £400,000 - £425,000

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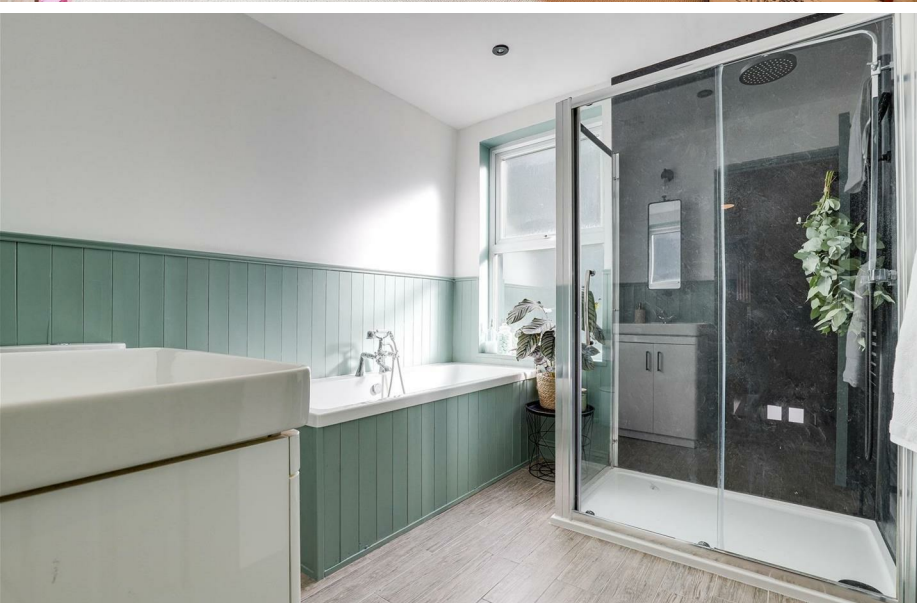
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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom mid-terraced house is an ideal family home, located in the highly sought-after area of West Bridgford. Perfectly positioned within close proximity to a variety of shops, eateries, excellent transport links, and within the catchment area of outstanding schools. On the ground floor, the entrance hall welcomes you into a bright reception room that flows seamlessly into the open-plan kitchen diner. The reception room features a striking media wall with a cosy log burner and a charming bay window with a built-in window seat. The modern kitchen diner is perfect for family meals and gatherings, illuminated by natural light from the Velux windows and double French doors that open out to the rear garden. The kitchen is further enhanced by a convenient pantry. On the upper level, there are two spacious double bedrooms and a stylish four-piece family bathroom. The top level offers an additional double bedroom. Outside, the front offers access to on-street parking, while the private rear garden is designed for relaxation and entertaining. It features a decked seating area, an artificial lawn, raised beds with plants and shrubs, and access to a garden office complete with a power supply—ideal for those working from home.

MUST BE VIEWED!





- Mid-Terraced House
- Three Double Bedrooms
- Open-Plan Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- On-Street Parking
- Private Garden & Garden Office
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, a carpeted stair runner, ceiling cornices and a single door providing access into the accommodation.

Living Room

14'9" x 11'7" (4.50m x 3.54m)

The living room has wooden flooring, a radiator, ceiling cornices, a recessed chimney breast alcove with a feature log burner, a media wall with shelves and storage cupboards, open-access to the kitchen diner, a window seat and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

21'7" x 13'7" (6.60m x 4.16m)

The kitchen has a range of fitted base units with wooden worktops, an under-mount Belfast sink, space for a range cooker, an integrated dishwasher & extractor fan, wooden flooring, in-built storage cupboard, a fitted dining bench, access to the pantry, two Velux windows, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear elevation.

Pantry

2'11" x 8'2" (0.89m x 2.51m)

The pantry has fitted units with a wooden worktops, ample storage space and wooden flooring.

FIRST FLOOR

Landing

5'1" x 12'8" (1.56m x 3.87m)

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

Bedroom Two

11'7" x 14'11" (3.54m x 4.55m)

The second bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Three

9'4" x 11'8" (2.87m x 3.58m)

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

Bathroom

7'10" x 9'5" (2.41m x 2.88m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double ended bath with central taps, a shower enclosure with an overhead rainfall shower and an hand held shower head, a heated towel rail, recessed spotlights, an extractor fan, partially panelled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation and access to the second floor accommodation.

Master Bedroom

12'1" x 14'9" (3.69m x 4.52m)

The main bedroom has carpeted flooring, a radiator, recessed spotlights, storage in the eaves, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking, a gravel garden with plants and shrubs.

Rear

To the rear of the property is an enclosed private garden with a decked seating area, an artificial lawn, raised beds with plants and shrubs a brick-built outhouse, access to the garden office, hedge borders and fence panelling boundaries.

Garden Office

10'0" x 11'6" (3.05m x 3.51m)

The office has laminate wood-effect flooring, recessed spotlights, power supply, a UPVC double-glazed window and double French doors opening out to the rear garden.

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 B

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.

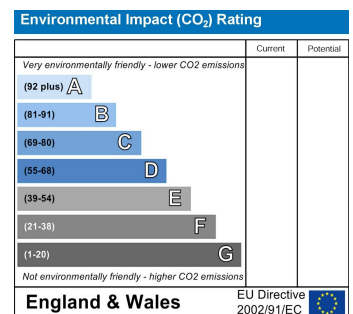
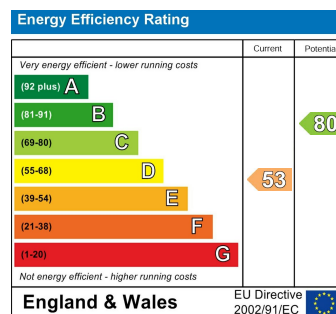
The vendor has advised the following:

Property Tenure is Freehold

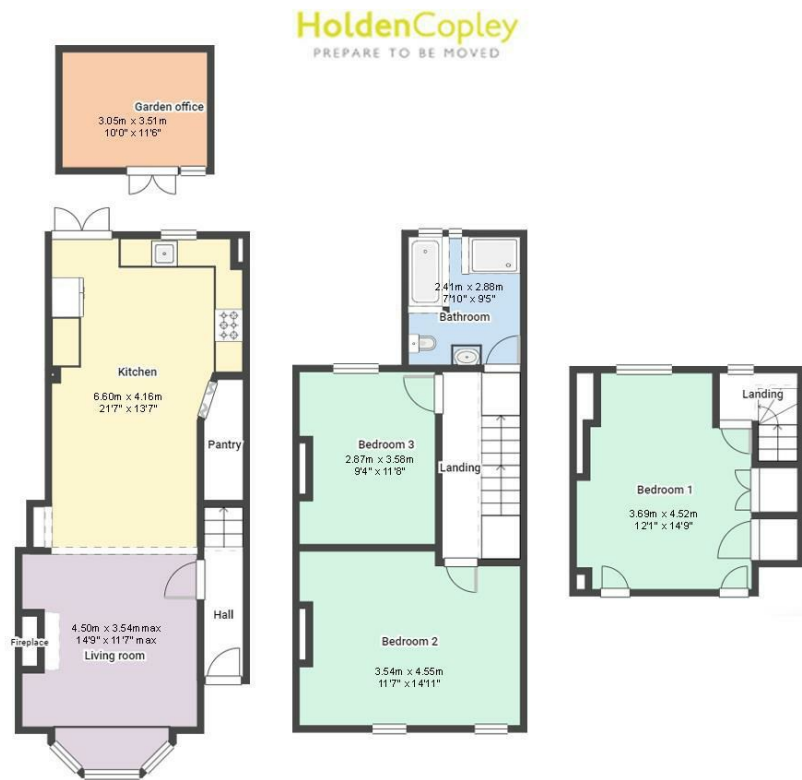
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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