

HoldenCopley

PREPARE TO BE MOVED

Repton Road, West Bridgford, Nottinghamshire NG2 7EP

Guide Price £500,000

Repton Road, West Bridgford, Nottinghamshire NG2 7EP



GUIDE PRICE - £500,000 - £550,000

SPACIOUS FAMILY HOME...

Introducing this impeccably presented four-bedroom semi-detached house, nestled in a highly coveted location with easy access to West Bridgford and Nottingham's City Centre, as well as renowned universities. Positioned for exceptional regional and national connectivity, including convenient routes to London via Nottingham or East Midlands Parkway, and within the catchment area of the esteemed West Bridgford School. Upon entry, you are welcomed by a charming entrance hall providing access to the first spacious reception room, boasting a large bay window that floods the room with natural light. The living area exudes character, highlighted by an inglenook brick fireplace and French doors opening out to the rear garden. The modern kitchen/diner offers ample storage and countertop space, along with quality appliances, catering to both functionality and style. Completing the ground floor is a convenient W/C, adding practicality to the home. On the upper level, you'll find two double bedrooms and two good-sized single bedrooms, each offering comfortable accommodation. The floor also hosts two newly installed stylish bathroom and a separate shower room, elevating the level of luxury and convenience. The current vendor has recently installed a new Worcester Combi-boiler, with annual servicing for peace of mind. Outside, to the front of the property boasts a block-paved driveway providing off-road parking for multiple cars, with convenient access to the garage boasting ample storage and utility space. Additionally, there are outdoor power sockets and an EV car charging point, catering to modern lifestyles. To the rear, a generously sized enclosed garden awaits, featuring a patio seating area perfect for outdoor entertaining, and a lush lawn area ideal for relaxation and recreation.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen/Diner
- Ground Floor W/C
- Stylish Bathroom & Shower Room
- Driveway & Garage
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

9'10" x 4'8" (3.02m x 1.44m)

The porch has ceramic tiled flooring, courtesy lighting, two Velux windows, three UPVC double-glazed windows to the front and side elevations and a single UPVC door providing access into the accommodation.

Entrance Hall

13'10" x 10'6" (max) (4.23m x 3.22m (max))

The entrance hall has ceramic tiled flooring, carpeted stairs, a radiator, a picture rail, a stained glass circler window to the front elevation and a single door providing access from the porch.

Cupboard

7'1" x 5'0" (2.18m x 1.53m)

This space has carpeted flooring, courtesy lighting and ample storage space.

Dining Room

13'11" x 11'4" (max) (4.25m x 3.46m (max))

The dining room has original wood flooring, a radiator, ceiling coving and a UPVC double-glazed bay window with fitted Cafe style shutters to the front elevation.

Living Room

17'2" x 11'11" (max) (5.25m x 3.65m (max))

The living room has carpeted flooring, a radiator, ceiling coving, an original inglenook brick fireplace with mantel and hearth, an in-built storage cupboard and double French doors opening out to the rear garden.

Kitchen/Diner

17'10" x 13'9" (max) (5.46m x 4.20m (max))

The kitchen/diner features a selection of fitted base and wall units complemented by granite worktops, along with an undermount sink and a half paired with a mixer tap. It includes integrated Bosch oven & grill, gas hob, dishwasher, and extractor fan. The walls are partially tiled, while the flooring is tiled for easy maintenance. Other amenities include a radiator, access to the garage, recessed spotlights, a UPVC double-glazed window overlooking the rear elevation, and double French doors that open out to the rear garden.

W/C

5'5" x 3'0" (1.66m x 0.92m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a radiator, an extractor fan, partially tiled walls and ceramic tiled flooring.

FIRST FLOOR

Landing

13'0" x 10'6" (max) (3.97m x 3.21m (max))

The landing features carpeted flooring, an obscure window on the side elevation, a UPVC double-glazed window to the front elevation and provides access to the first-floor accommodation as well as the boarded loft. Access to the loft is facilitated by a dropdown ladder and courtesy lighting.

Storage Cupboard

6'7" x 4'3" (2.01m x 1.32m)

This space has carpeted flooring, courtesy lighting and ample storage space.

Master Bedroom

14'5" x 11'4" (max) (4.40m x 3.46m (max))

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

Bedroom Two

13'11" x 11'11" (max) (4.24m x 3.63m (max))

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

Bedroom Three

9'11" x 7'5" (max) (3.04m x 2.27m (max))

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

Bedroom Four/Office

11'11" x 7'2" (max) (3.64m x 2.19m (max))

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

Shower Room

6'5" x 4'5" (1.97m x 1.36m)

The shower room features a low-level dual flush W/C, a vanity storage unit with a washbasin, and a walk-in shower enclosure equipped with an overhead rainfall shower and a hand-held shower head. Additionally, it includes a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, an extractor fan, recessed spotlights, tiled flooring, and a UPVC double-glazed obscure window facing the front elevation.

Bathroom

7'4" x 6'4" (2.25m x 1.94m)

The bathroom boasts a low-level dual flush W/C with a fitted furniture surround, a vanity

storage unit featuring a washbasin, and a double-ended bath equipped with central taps and an overhead rainfall shower, complemented by a hand-held shower head. The walls are partially tiled, and it includes a heated towel rail, recessed spotlights, an extractor fan, tiled flooring, and windows overlooking the rear elevation.

OUTSIDE

Front

At the front of the property, you'll find a block-paved driveway offering off-road parking for multiple cars, with convenient access to the garage. Additionally, there are outdoor power sockets, an EV car charging point, a wired Ring door bell, courtesy lighting, and a variety of shrubs and hedge borders enhancing the landscape.

Garage

17'1" x 7'3" (5.21m x 2.23m)

The garage has a base and wall unit with rolled-edge worktops, a stainless sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, courtesy lighting, ample storage space and double doors providing access.

Rear

At the back of the property, there's a generous sized enclosed garden featuring a paved patio area, a lawn, a shed, and bordered by both a hedge and fence panelling.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website advises this is a high risk floor area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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.

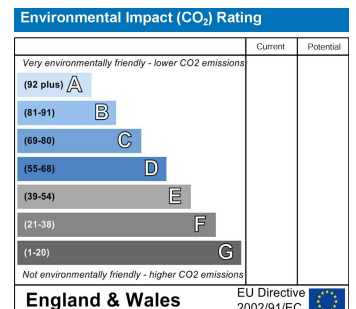
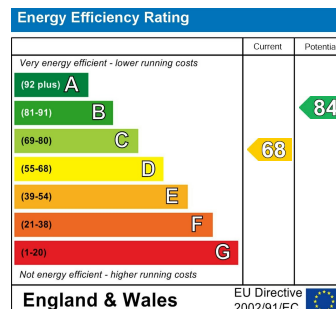
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

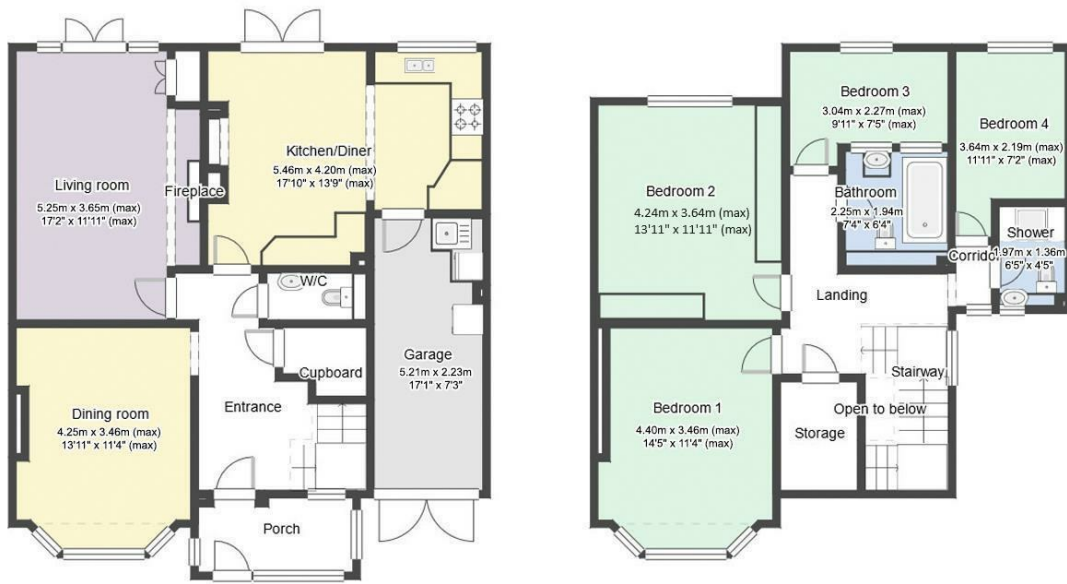
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Repton Road, West Bridgford, Nottinghamshire NG2 7EP

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.