

HoldenCopley

PREPARE TO BE MOVED

Trent Boulevard, West Bridgford, Nottinghamshire NG2 5BN

£495,000

Trent Boulevard, West Bridgford, Nottinghamshire NG2 5BN



SEMI DETACHED HOUSE..

This spacious three-storey semi-detached home is perfectly positioned on a desirable corner plot and offers modern living with traditional charm. Complete with solar panels and ample outdoor space, it's an ideal home for a growing family. The property is located in a sought-after area, close to local amenities, excellent schools, and just a short drive from Holme Pierrepont Country Park. As you enter the home, a welcoming hallway leads to the front living room, which features a bay window and a log burner set in a recessed chimney breast. The dining room, with its own bay window and feature fireplace, is perfect for family meals and gatherings. At the rear, the spacious fitted kitchen includes French doors opening to the rear garden, providing a seamless flow to the outdoor space. A ground-floor shower room and access to a cellar add convenience. On the first floor are three bright bedrooms and a smaller room currently used as an office, alongside a four-piece family bathroom. The second floor offers two additional double bedrooms, providing ample space for family and guests. Outside, the property has a charming front courtyard garden with mature trees and shrubs. The side of the house features a block-paved pathway with security lighting, leading to the rear garden, which is bordered by established plants, shrubs, and a brick wall for privacy. With its generous living space, energy-efficient solar panels, and prime location, this home is perfect for families looking for a blend of comfort and convenience.

MUST BE VIEWED





- Semi Detached House
- Six Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Shower Room & Four-Piece Bathroom Suite
- Cellar
- Solar Panels
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Hallway

23'5" max x 5'3" (7.14m max x 1.61m)

The hallway has wooden flooring, a radiator, coving to the ceiling, decorative ceiling arch, and a solid wooden door with stained glass panels providing access in to the accommodation.

Living Room

12'8" x 15'6" into bay (3.86m x 4.72m into bay)

The living room has a double glazed bay window to the front elevation, a double glazed window to the side elevation, a picture rail, coving to the ceiling, a ceiling rose, a recessed chimney breast alcove with a log burner and a tiled hearth, and wood flooring.

Dining Room

13'5" into bay x 13'0" (4.09m into bay x 3.96m)

The dining room has a double glazed bay window to the front elevation, a picture rail, coving to the ceiling, a ceiling rose, a radiator, a feature fireplace with a wooden and tiled surround and coal-effect gas fire, a radiator, under-floor insulation, and wood flooring.

Kitchen

19'1" x 12'4" (5.82m x 3.76m)

The kitchen has a range of fitted base and wall units with worktops, an under-mounted sink and half with a swan neck mixer tap and integrated drainer grooves, an Integrated Liebherr Fridge/freezer, an Integrated Bosch Dishwasher, a Kenwood range Cooker, two radiators, an in-built cupboard, tiled splashback, tiled flooring, two wooden framed double glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Shower Room/WC

6'9" x 5'4" (2.06m x 1.63m)

The shower room has a wooden framed double glazed obscure window to the rear elevation, a worktop, a stainless steel circular sink and taps, space and plumbing for a washing machine, a low level flush W/C, a shower enclosure with a wall-mounted electric shower, a wall-mounted Baxi boiler, a heated towel rail, tiled splashback, and tiled flooring.

BASEMENT

Cellar Store

17'4" x 23'5" max (5.29m x 7.14m max)

The cellar is split into two sections, and ample storage space.

FIRST FLOOR

First Floor Landing

19'10" max x 5'2" (6.06m max x 1.59m)

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

Inner Landing

3'5" x 5'11" (1.05m x 1.82m)

The inner landing has carpeted flooring, and coving to the ceiling.

Bedroom One

10'4" x 12'11" (3.15m x 3.94m)

The first bedroom has a double glazed sash window to the side elevation, a wrought iron feature fireplace with a tiled hearth, a radiator, a picture rail, and carpeted flooring.

Bedroom Two

13'0" x 10'11" (3.96m x 3.33m)

The second bedroom has double glazed wooden framed sash window to the side elevation and a wooden framed double glazed hinged top opening window, a radiator, a picture rail, coving to the ceiling, and carpeted flooring.

Bedroom Three

12'5" max x 12'5" (3.78m max x 3.78m)

The third bedroom has a double glazed wooden framed double glazed hinged top opening window to the rear elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom Six

9'3" x 5'11" (2.82m x 1.80m)

The sixth bedroom has a wooden framed double glazed hinged top opening window to the front elevation, a picture rail rail, coving to the ceiling, a radiator, and carpeted flooring.

Bathroom

7'1" x 8'11" (2.16m x 2.72m)

The bathroom has a double glazed hinged top opening obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a wooden panelled bath with a handheld shower fixture, a walk-in shower with a wall-mounted rainfall and a handheld shower, heated towel rail, partially tiled walls, and tiled flooring.

SECOND FLOOR

Second Floor Landing

5'2" x 8'5" (1.59m x 2.57m)

The second floor landing has a skylight, eaves storage, carpeted flooring, and access to the second floor.

Bedroom Four

10'11" x 12'11" max (3.33m x 3.94m max)

The fourth bedroom has a double glazed sash window to the side elevation, a Velux window, a wrought iron feature fireplace, ceiling insulation, and carpeted flooring.

Bedroom Five

12'11" x 16'6" max (3.94m x 5.03m max)

The fifth bedroom has a double glazed sash window to the side elevation, a Velux window, ceiling insulation, and painted real wood flooring.

OUTSIDE

Front

To the front of the property is a courtyard with established trees, bushes and shrubs, and gated access to the side and rear garden.

Side

To the side of the property is a block paved pathway with security lighting, panelled borders with established plants and shrubs, and access to the rear garden.

Rear

To the rear of the property is a lawn with borders housing established plants, shrubs, bushes and trees, and a brick wall boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Yes

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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