

HoldenCopley

PREPARE TO BE MOVED

Church Drive, West Bridgford, Nottinghamshire NG2 6AY

Guide Price **£475,000 - £500,000**

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LOCATION, LOCATION, LOCATION...

This exceptionally well-presented and maintained semi-detached period house offers spacious accommodation, making it ideal for family buyers. Located in the highly sought-after area of West Bridgford, the property enjoys picturesque views of St. Giles Church to the rear and falls within the catchment area of outstanding schools, including West Bridgford Primary and Secondary Schools. Local amenities such as the River Trent, Nottingham City Centre, and excellent transport links are all within easy reach. On the ground floor, the home welcomes you with an entrance hall leading to a W/C, a bay-fronted living room featuring a modern fireplace, a separate dining room, and a contemporary fitted kitchen with integrated appliances and access to a brick floored cellar, with two additional storage rooms. The first floor boasts three double bedrooms, all serviced by a pristine four-piece bathroom suite. Externally, the property benefits from a driveway and permit parking at the front, while the private rear garden offers a peaceful retreat with a patio area and lawn, perfect for family activities and outdoor entertaining.

MUST BE VIEWED





- Period Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Brick Floored Cellar With Two Small Storage Rooms
- Four-Piece Bathroom Suite & Ground Floor W/C
- Private Garden With Views Of St. Giles Church
- Driveway & Permit Parking Available
- Sought-After Location
- Excellent School Catchments





GROUND FLOOR

Entrance Hall

15'1" x 3'11" (4.60m x 1.19m)

The entrance hall has wooden flooring, a radiator, coving to the ceiling, carpeted stairs, and a single wooden door with glass inserts providing access into the accommodation.

W/C

4'5" x 2'3" (1.37m x 0.69m)

This space has a low level dual flush W/C, a wash basin, tiled splashback, tiled flooring, and a wall-mounted mirror.

Living Room

15'0" x 12'0" (4.59m x 3.68m)

The living room features a double-glazed sliding sash bay window at the front, wooden flooring, ceiling coving, a radiator, and a stone-surround fireplace with a gas living flame effect fire.

Dining Room

13'1" x 10'7" (3.99m x 3.23m)

The dining room has a UPVC double-glazed window to the side elevation, a further UPVC double-glazed sliding sash window to the rear elevation, coving to the ceiling, a radiator, wooden flooring, and open plan to the kitchen.

Kitchen

10'3" x 17'1" (3.14m x 5.21m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated Bosch combi micro-oven, an integrated oven, an AEG hob with an extractor fan and splashback, an integrated dishwasher, an integrated fridge freezer, wooden flooring, partially tiled walls, a vertical radiator, access to the cellar, UPVC double-glazed windows to the side elevation, and a single UPVC door opening out to the garden.

BASEMENT LEVEL

Cellar

The property benefits from a brick-floored cellar with two small storage rooms.

FIRST FLOOR

Landing

5'4" x 13'1" (1.65m x 3.99m)

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

Master Bedroom

16'6" x 12'2" (5.03m x 3.71m)

The main bedroom has two UPVC double-glazed sliding sash windows to the front elevation, wooden flooring, recessed spotlights, a radiator, an air-conditioning unit, and a range of fitted wardrobes with a dressing table.

Bedroom Two

13'1" x 10'8" (3.99m x 3.25m)

The second bedroom has a UPVC double-glazed sliding sash window to the rear elevation, wooden flooring, and a radiator.

Bedroom Three

8'7" x 10'3" (2.63m x 3.14m)

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

Bathroom

5'2" x 7'1" (1.60m x 2.17m)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage, a wall-mounted mirrored vanity cabinet, a double-ended panelled bath with central taps and a pull-out shower head, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway with gated access to the garden, a stone-brick boundary wall, and on-street permit parking.

Rear

To the rear of the property is a private enclosed garden with a sandstone patio area, a lawn, a range of mature trees, plants and shrubs, external lighting, an outdoor tap, fence panelled boundaries, and overlooking St. Giles Church.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G or 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Low risk for rivers & sea / very low for surface water

Non-Standard Construction – No

Any Legal Restrictions – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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.

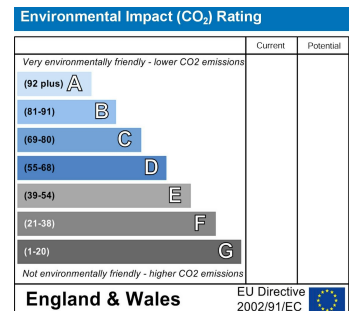
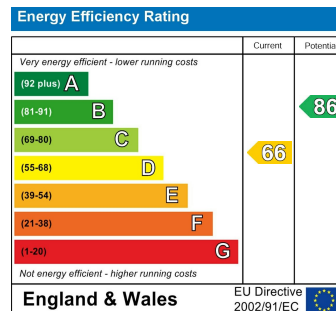
The vendor has advised the following:

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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