

HoldenCopley

PREPARE TO BE MOVED

Melton Road, West Bridgford, Nottinghamshire NG2 6JL

Guide Price £1,500,000 - £1,600,000

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Situated on the sought-after Melton Road in West Bridgford, this substantial detached family home combines space, privacy, and convenience. Located just moments from the vibrant West Bridgford town centre, the area offers a family-friendly community with an array of shops, bars, eateries, and excellent commuting links. Set on a generous 0.5-acre plot, the property boasts expansive and versatile accommodation, perfect for a growing family. Upon entering, the bright entrance hall, with its part-vaulted ceiling and wooden flooring, creates an immediate impression of style and sophistication, leading to a kitchen fitted with high-quality units. The spacious living room benefits from a triple aspect, flooding the space with natural light, and features multiple sliding patio doors that open onto the front garden. An inner hallway leads to three well-appointed en-suite bedrooms on the ground floor, including the master suite. The master bedroom overlooks the side garden and features a luxurious four-piece en-suite bathroom. Adjacent to the entrance hall is an impressive open-plan dining room and snug, enhanced by a partially glazed ceiling that allows natural light to pour in, complemented by two sets of bi-folding doors. A double-height family room includes a galleried mezzanine level, offering a flexible hobby or cinema space. Additionally, a further reception room, currently used as a study, adds to the home's versatility, alongside a ground-floor W/C. The first floor continues to impress with two double bedrooms and a family bathroom suite. The beautifully landscaped gardens wrap around the property, including a south-facing front garden, multiple patio areas, manicured lawns, and mature trees and shrubs that provide year-round interest and privacy. The home is accessed via a private driveway offering ample off-road parking. Additionally, the property features a versatile garden room/gym and a storage shed.





- Substantial Detached Family Home
- Five Double Bedrooms
- Five Reception Rooms
- Modern Fitted Kitchen With Separate Utility
- Four Bathroom Suites & Ground Floor W/C
- Large Mezzanine
- 0.5 Acre Plot With South-Facing Front Garden
- Ample Off-Road Parking
- Versatile Gym & Shed
- Sought-After Private Location





GROUND FLOOR

Entrance Hall

5'10" x 11'0" (1.78m x 3.37m)

The entrance hall has wooden flooring, and glazed grid design windows surrounding a vertical panel door providing access into the accommodation.

Kitchen

15'5" x 13'0" (4.70m x 3.98m)

The kitchen has a range of fitted gloss base and wall units, a composite sink and a half with a swan neck mixer tap, a waste disposal unit and drainer, an integrated dishwasher, an integrated oven with an induction hob and extractor fan, an integrated fridge, wooden flooring, tiled splashback, recessed spotlights, and a double-glazed window to the front elevation.

Living Room

14'11" x 32'2" (4.55m x 9.82m)

The living room has wooden flooring, coving to the ceiling, a TV point, two radiators, a contemporary cylindrical wood-burning stove, and three sets of aluminium-framed sliding patio doors opening out to the garden.

Dining Room

20'3" x 9'9" (6.18m x 2.98m)

The dining room has two radiators, a partially vaulted glass roof, recessed spotlights, open plan to the snug, and two sets of bi-folding doors opening out to the garden.

Snug

16'9" x 9'10" (5.13m x 3.01m)

The snug has wooden flooring, a feature curved wall, two radiators, and a TV point.

Family Room

17'10" x 18'6" (5.45m x 5.65m)

The family room has carpeted flooring, two radiators, a TV point, recessed spotlights, in-ceiling speakers, a wooden staircase with glass panels leading to the mezzanine, a double-glazed window to the front elevation, and double doors opening out to the garden.

Hall

The hall has engineered wood flooring and a single door providing access outdoors.

Study

13'1" x 17'9" (4.01m x 5.42m)

The study has engineered wood flooring, a radiator, an in-built cupboard, a half-vaulted ceiling with two skylight windows, two double-glazed windows to the rear elevation, and double doors opening out to the rear garden.

W/C

3'7" x 4'0" (1.10m x 1.23m)

This space has a low level flush W/C, a wash basin with fitted storage cupboard underneath, tiled splashback, engineered wood flooring, recessed spotlights, and an extractor fan.

Inner Hall

14'2" x 31'2" (4.34m x 9.51m)

The inner hall has wooden flooring, a radiator, recessed spotlights, a loft hatch, and an art deco staircase leading to the first floor.

Utility Room

8'10" x 7'10" (2.70m x 2.41m)

The utility room has gloss fitted wall units, a rolled-edge worktop, space and plumbing for a washing machine, space for a tumble-dryer, tiled splashback, wooden flooring, an in-built storage cupboard, a double-glazed window to the rear elevation, and a single stable-style door leading outdoors.

Master Bedroom

21'4" x 17'9" (6.52m x 5.42m)

The main bedroom has wooden flooring, coving to the ceiling, a vertical radiator, access into the en-suite, and a sliding patio door opening out to the side garden.

En-Suite

12'10" x 7'10" (3.92m x 2.40m)

The en-suite has a low level flush W/C, a sunken wash basin, a double-ended panelled bath with central taps, a walk-in shower enclosure with a wall-mounted electric shower fixture, a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and a double-glazed obscure window to the rear elevation.

Bedroom Two

15'10" x 12'10" (4.84m x 3.93m)

The second bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and access into the Jack & Jill bathroom.

Jack & Jill Bathroom

9'2" x 5'1" (2.80m x 1.56m)

The bathroom has a low level flush W/C, a countertop wash basin with a fitted glass countertop, a wall-mounted mirror with lighting, a shower enclosure with a wall-mounted shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a double-glazed obscure window to the rear elevation.

Bedroom Three

12'8" x 12'4" (3.87m x 3.78m)

The third bedroom has carpeted flooring, a radiator, access into the third en-suite, and a sliding patio doors with fitted roller blinds opening out to the rear garden.

En-Suite Three

5'4" x 9'4" (1.63m x 2.85m)

The third en-suite has a low level dual flush W/C, a large wall hung vanity wash basin with a wall-mounted mirror, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, recessed spotlights, a chrome extractor fan, a chrome heated towel rail, an in-ceiling speaker, and a double-glazed obscure window to the rear elevation.

FIRST FLOOR

Mezzannie

17'10" x 9'8" (5.46m x 2.95m)

The mezzanine has carpeted flooring, a radiator, recessed spotlights, amd two skylight windows.

Landing

13'11" x 13'5" (4.26m x 4.11m)

The landing has carpeted flooring, recessed spotlights, an in-built double door cupboard, a double-glazed window, access to a separate loft, and provides access to the first floor accommodation.

Bedroom Four

17'2" x 11'7" (5.25m x 3.55m)

The fourth bedroom has double-glazed window with fitted blinds to the front elevation, wood-effect flooring, an in-built wardrobe, recessed spotlights, and a half-vaulted ceiling.

Bedroom Five

9'0" x 18'7" (2.75m x 5.68m)

The fifth bedroom has carpeted flooring, a double-glazed window with fitted blinds, a skylight window with a fitted blind, a radiator, and an in-built open cupboard.

Bathroom

8'11" x 8'1" (2.73m x 2.47m)

The bathroom has a concealed dual flush W/C, a countertop wash basin with fitted storage, a wall-mounted mirror, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, a recessed display alcove, floor-to-ceiling tiles, recessed spotlights, an in-ceiling speaker, an in-built storage cupboard, a chrome extractor fan, and two double-glazed obscure windows to the rear elevation.

OUTSIDE

Situated on a half-acre plot, the property boasts a wrap-around garden, including a south-facing front garden, multiple patio areas, an outdoor fireplace, a lawn, mature trees, plants, shrubs, raised planters, external lighting, and an outdoor tap. There is also access to a versatile gym and shed, along with a tarmac driveway providing off-road parking for approximately five cars.

Gym

8'11" x 19'7" (2.73m x 5.98m)

This space has power points, recessed spotlights, a wall-mounted consumer unit, two Velux windows, a double-glazed window, and in-built storage cupboards.

Shed

8'8" x 12'8" (2.65m x 3.87m)

This space has lighting and tile-effect flooring.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
Phone Signal – Mostly 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

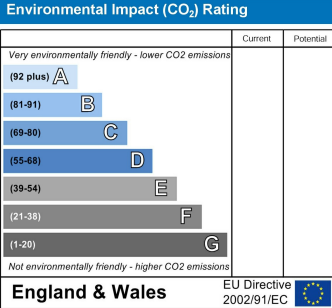
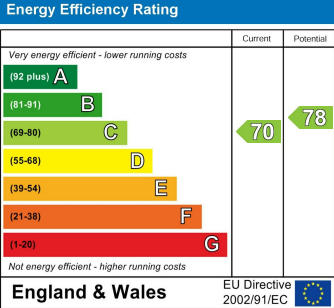
Council Tax Band Rating - Rushcliffe Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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