

HoldenCopley

PREPARE TO BE MOVED

Melton Grove, West Bridgford, Nottinghamshire NG2 7NX

Guide Price £500,000

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GUIDE PRICE £500,000 - £550,000

SPACIOUS FAMILY HOME IN SOUGHT-AFTER LOCATION...

Situated at the end of a peaceful cul-de-sac in the sought-after area of West Bridgford, this well-presented four-bedroom semi-detached house is a perfect family home. The property is ideally positioned close to the vibrant amenities of West Bridgford, reputable schools, and excellent transport links. Additionally, it is within walking distance of the picturesque Victoria Embankment, this home is perfectly positioned for convenience and lifestyle. The property welcomes you with an inviting entrance hall that leads to a spacious reception room, bathed in natural light from a large bay window, creating a bright and airy space. At the heart of the home is a modern kitchen diner/living area, designed for both functionality and style, featuring large bifold doors that seamlessly connect the indoor space to the rear garden. Completing the ground floor is a practical utility room with a W/C and access to a cellar, offering additional storage. The first floor offers two generously sized double bedrooms, a stylish family bathroom, and a separate W/C for added convenience. The top floor boasts an additional two double bedrooms, providing ample space for a growing family or flexible usage such as a home office or guest rooms. To the front, a driveway provides off-road parking, ensuring easy accessibility. The rear of the property features an enclosed garden, thoughtfully designed with two decked seating areas and a lawn, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Four Double Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room & W/C
- Stylish Bathroom With Separate W/C
- Driveway
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, a dado rail, ceiling coving, an access to the closet and a single composite door providing access into the accommodation.

Living Room

27'1" x 11'11" max (8.26m x 3.64m max)

The living room has laminate wood-effect flooring, a vertical radiator, a dado rail, ceiling coving, ceiling roses, a traditional open fireplace, a UPVC double-glazed bay window with fitted shutters to the front elevation and double French door providing access to the kitchen diner.

Kitchen Diner

18'1" x 21'4" (5.52m x 6.51m)

The kitchen diner has a range of fitted base and wall units with quartz worktops and a breakfast bar island, an undermount sink with draining grooves and a swan neck mixer tap, an integrated oven, a hob, extractor fan, space and plumbing for a dishwasher, two vertical radiators, recessed spotlights, wood-effect tiled flooring, Four Velux windows, and bifold doors opening out to the rear garden.

Utility Room & W/C

6'2" x 8'11" (1.88m x 2.73m)

The utility room has a fitted base and wall units with a worktop, a stainless steel sink with a mixer tap, space and plumbing for a washing machine, partially tiled walls, a heated towel rail, a low level dual flush W/C, recessed spotlights, wood-effect tiled flooring and access to the in-built storage cupboard.

FIRST FLOOR

Landing

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

Master Bedroom

11'11" x 15'7" (3.64m x 4.75m)

The main bedroom has exposed wooden flooring, two radiators, ceiling coving, a decorative mantelpiece and two UPVC double-glazed windows with fitted shutters to the front elevation.

Bedroom Two

9'11" x 11'11" (3.04m x 3.65m)

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

Bathorom

7'8" x 8'11" (2.36m x 2.74m)

The bathroom has a vanity storage unit with a wash basin, a freestanding oval shaped double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, a Velux window and a UPVC double-glazed obscure window to the rear elevation.

W/C

2'10" x 3'7" (0.87m x 1.11m)

This space has a low level dual flush W/C, a wash basin, a tiled splash back, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, a Velux window and access to the second floor accommodation.

Bedroom Three

11'6" x 14'9" (3.52m x 4.52m)

The third bedroom has carpeted flooring, a radiator, a traditional open fireplace, a Velux window and a UPVC double-glazed window to the side elevation.

Bedroom Four

10'6" x 10'3" (3.21m x 3.14m)

The fourth bedroom has carpeted flooring, a radiator, a traditional open fireplace, storage in the eaves and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, an EV charging point, an outside tap, gated access to the kitchen diner, hedge borders and brick-wall boundaries.

Rear

To the rear of the property is an enclosed garden with two decked seating areas, a lawn, a shed, fence panelling and brick-wall boundaries.

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, 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

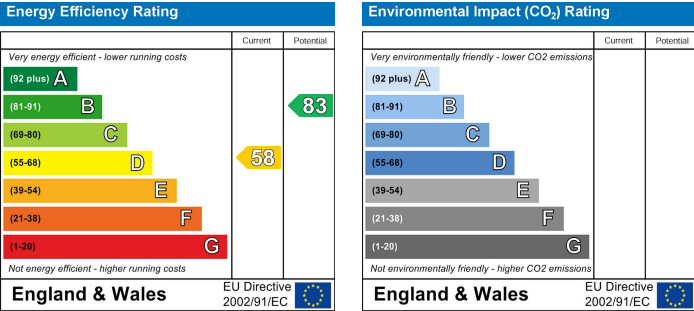
Council Tax Band Rating - Rushcliffe Borough Council- Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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.

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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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