

HoldenCopley

PREPARE TO BE MOVED

Burleigh Road, West Bridgford, Nottinghamshire NG2 6FP

Guide Price £550,000 - £650,000

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LOCATION LOCATION LOCATION...

Situated in the highly desirable area of West Bridgford, this four-bedroom detached house offers spacious and versatile accommodation, making it an ideal home for a growing family. While the property requires some updating, it presents a fantastic opportunity to create a truly stunning home. The location is second to none, with its close proximity to top-rated schools, a variety of shops, and excellent transport links. Upon entering, the ground floor features an entrance, a hall, a bay-fronted living room that provides a bright and inviting space, perfect for relaxation or entertaining. A second reception room offers flexibility for a dining area, playroom, or additional lounge. The fitted kitchen is both practical and functional, with ample storage and workspace, while a convenient ground-floor W/C and integral garage add to the practicality of the layout. The first floor continues to impress, boasting four well-proportioned bedrooms, a study that's perfect for remote working or additional storage, and a modern three-piece bathroom suite complemented by a separate W/C for added convenience. Outside, the property benefits from a pebbled garden to the front, while the rear garden features a well-maintained lawn, enclosed by a fence-panelled boundary for privacy. Double wooden gates provide access to a concrete driveway, offering ample off-street parking and enhancing the property's practicality. With its spacious layout, prime location, and potential for improvement, this property offers an exciting opportunity to create a wonderful family home in a sought-after area.

MUST BE VIEWED





- Expansive Detached Family Home
- Four Bedrooms & A Study
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite & Separate W/C
- Large Driveway & Integral Garage
- Highly Sought After Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance

6'1" x 2'4" (1.87m x 0.72m)

The entrance has UPVC double French doors providing access into the accommodation.

Hall

15'2" max x 6'5" (4.64m max x 1.97m)

The hall has a UPVC double-glazed obscure window to the side elevation, single-glazed stained glass internal window, wood-effect flooring, carpeted stairs with an under the stairs cupboard, a radiator, a picture rail and a single wooden door.

Living Room

17'6" into bay x 12'9" (5.34m into bay x 3.90m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, radiators, a feature fireplace with a decorative surround, a picture rail and coving.

W/C

5'6" max x 3'1" (1.69m max x 0.96m)

This space has a low level flush W/C, a wall-mounted wash basin, wood-effect flooring, a built-in cupboard and a UPVC double-glazed obscure window to the side elevation.

Reception Room

17'4" max x 12'0" (5.30m max x 3.67m)

The reception room has a UPVC double-glazed obscure internal window, carpeted flooring, a radiator, a picture rail, a built-in cupboard and a single UPVC door providing access out to the side of the property.

Kitchen

17'3" x 10'10" (5.26m x 3.32m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for an under the counter fridge, parquet wood-effect flooring, partially tiled walls, a radiator, a UPVC double-glazed obscure window to the side elevation and a single wooden door providing access into the garage.

Garage

17'3" x 14'10" (5.26m x 4.53m)

The garage has a UPVC double-glazed window to the rear elevation, lighting, power points and a roller garage door with an integrated single door.

FIRST FLOOR

Landing

12'7" x 3'8" min (3.85m x 1.14m min)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, a picture rail and provides access to the first floor accommodation.

Master Bedroom

18'2" into bay x 11'9" (5.56m into bay x 3.59m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, radiators and a picture rail.

Bedroom Two

11'5" x 10'11" (3.49m x 3.33m)

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

Bedroom Three

10'6" x 10'1" (3.21m x 3.08m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a picture rail and a fitted sliding door wardrobe.

Bedroom Four

7'10" x 7'6" (2.40m x 2.30m)

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

Study

6'11" max x 6'3" (2.11m max x 1.91m)

The study has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

10'9" max x 5'5" (3.29m max x 1.67m)

The bathroom has a pedestal wash basin, a fitted panelled bath, a fitted shower enclosure with an electric shower, tiled flooring, a chrome heated towel rail, partially tiled walls, an extractor fan and UPVC double-glazed obscure windows to the side and rear elevation.

W/C

5'0" x 2'11" (1.53m x 0.89m)

This space has a low level flush W/C, wood-effect flooring and a single-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is a pebbled garden, a further garden with a lawn with a fence panelled boundary and double wooden gates providing access to the concrete driveway.

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 - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - 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.

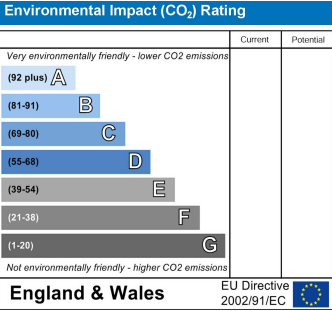
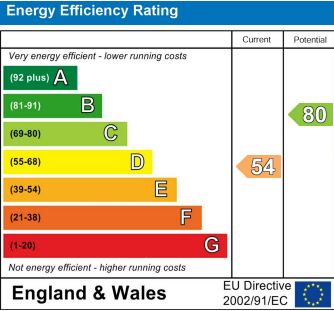
The vendor has advised the following:

Property Tenure is Freehold

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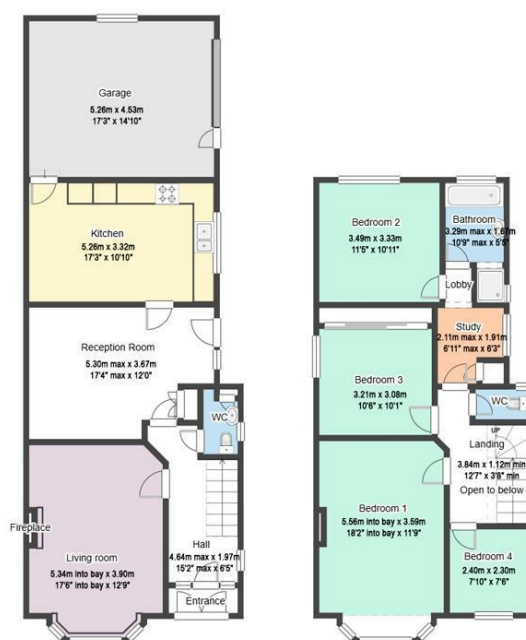
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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