

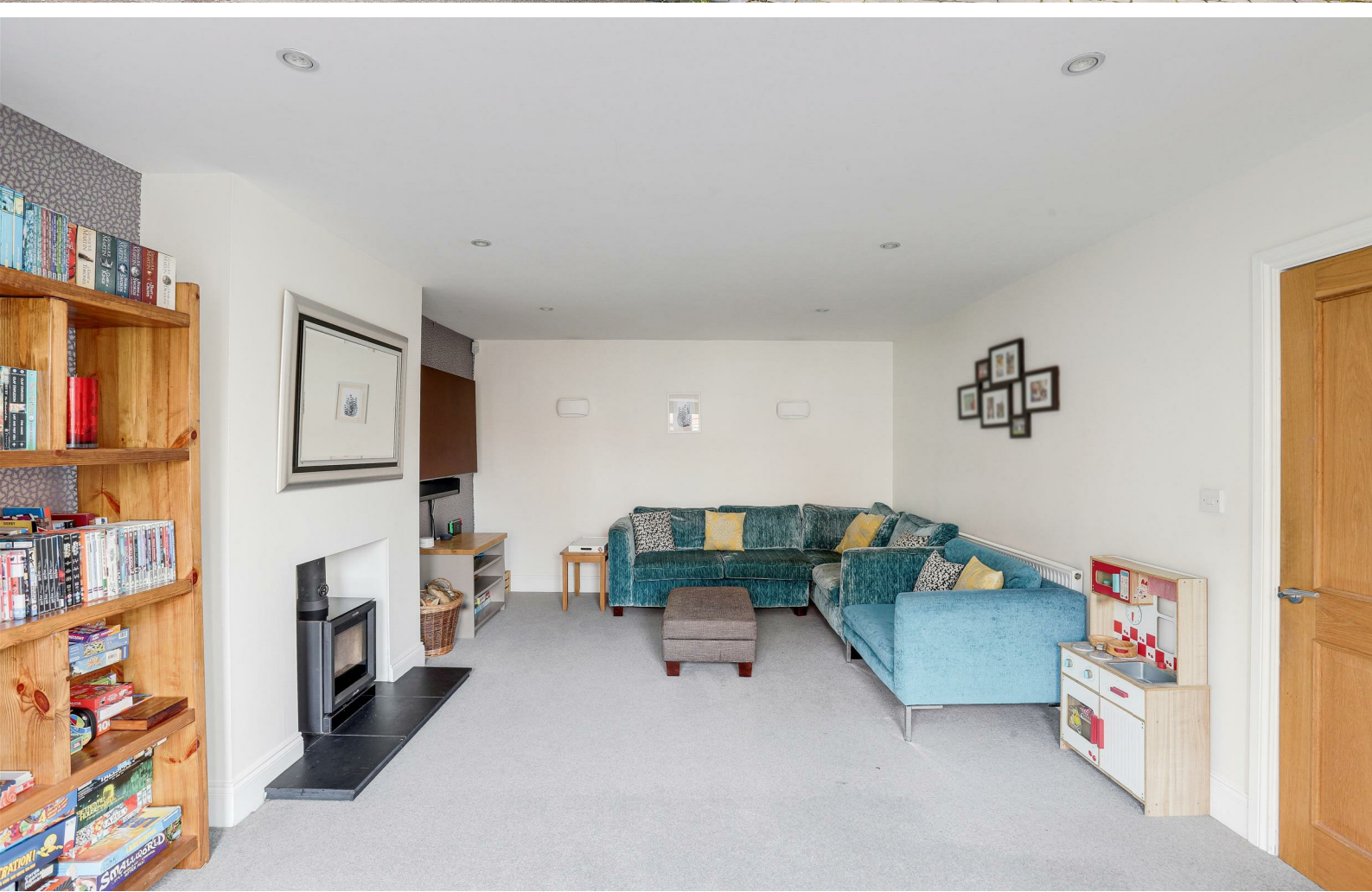
HoldenCopley

PREPARE TO BE MOVED

Carnarvon Road, West Bridgford, Nottinghamshire NG2 6DE

Guide Price £700,000

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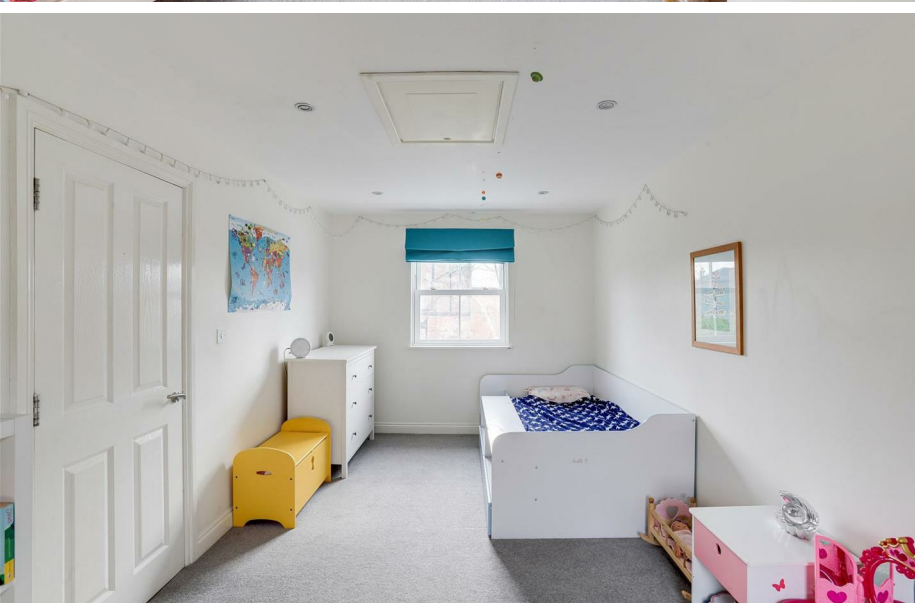
GUIDE PRICE £700,000 TO £750,000

THE PERFECT FAMILY HOME...

This substantial detached house offers spacious accommodation spanning three beautifully presented and tastefully decorated floors, making it the perfect forever home for a growing family. Brimming with charm, the property boasts a range of characterful features, including double-glazed sliding sash windows and elegant wood flooring, all contributing to its warm and inviting atmosphere. Nestled in the heart of West Bridgford, one of Nottingham's most sought-after residential areas, this property is ideally situated near outstanding schools, including Jesse Gray Primary and The West Bridgford School. Residents enjoy access to excellent leisure facilities, beautiful parks, and seamless transport links to Nottingham City Centre. The ground floor welcomes you with an entrance hall, leading to a living room complete with a cozy log-burning stove—perfect for relaxing evenings. The heart of the home is the stylish fitted kitchen diner, featuring a central island, integrated appliances, and bi-folding doors that open seamlessly onto the garden. This floor also includes a versatile study, a utility room, a convenient W/C, and a garage store room. The first floor boasts three double bedrooms, including a master suite with a private en-suite bathroom. A newly fitted family bathroom, designed with modern finishes, serves the other two bedrooms. The second floor offers a private retreat with a spacious double bedroom and a second en-suite, making it ideal for guests or older children. To the front of the property, a driveway provides ample off-road parking and includes an EV charger for added convenience. The south-facing rear garden is designed for low-maintenance living, featuring a decking area for outdoor dining and an artificial lawn, perfect for children to play or relaxing in the sun.

MUST BE VIEWED





- Substantial Detached House
- Four Double Bedrooms
- Living Room With Log-Burner
- Stylish Fitted Kitchen & Dining Area
- Study, Utility, Store Room & W/C
- Three Modern Bathrooms
- Ample Storage Space
- Low Maintenance South-Facing Garden
- Driveway With EV Charging Point
- Sought-After Location





GROUND FLOOR

Entrance Hall

19'0" x 6'11" (5.80m x 2.12m)

The entrance hall has wooden flooring, carpeted stairs, recessed spotlights, a radiator, double-glazed sliding sash windows to the front and side elevation, a wall-mounted security alarm panel, and a composite door providing access into the accommodation.

W/C

7'1" x 2'9" (2.17m x 0.86m)

This space has a low level dual flush W/C, a wash basin, a radiator, tiled splashback, tiled flooring, and an extractor fan.

Living Room

22'0" into bay x 13'1" (6.71m into bay x 4.01m)

The living room has a double-glazed sliding sash square bay window to the front elevation, carpeted flooring, recessed spotlights, a TV point, a radiator, and a recessed chimney breast alcove with a log-burning stove and a slate tile hearth.

Kitchen/Diner

20'9" x 15'6" (6.35m x 4.73m)

The open plan kitchen diner has a range of fitted base and wall units with Corian worktops and a feature breakfast bar island, fitted wine racks and display shelves, an undermount sink and a half with a swan neck mixer tap, two integrated ovens, an induction hob with a in-ceiling extractor hood, an integrated fridge freezer, an integrated dishwasher, plinth and above cabinet lighting, recessed spotlights, wooden flooring, a radiator, a partially vaulted ceiling, three Velux windows, and a bi-folding door opening out to the garden.

Study

9'4" x 7'5" (2.85m x 2.28m)

The study has wood-effect flooring, a radiator, recessed spotlights, a partially-vaulted ceiling, a skylight window, and double aluminium doors opening out to the garden.

Utility Room

8'10" x 7'6" (2.71m x 2.31m)

The utility room has fitted base units with laminate worktops, space and plumbing for a washing machine, space for a tumble-dryer, space for a fridge freezer, a wall-mounted boiler, and wood-effect flooring.

Store Room

9'1" x 9'1" (2.77m x 2.78m)

This space has ceiling strip lights, a wall-mounted fuse board, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

11'8" x 7'1" (3.56m x 2.16m)

The landing has carpeted flooring, a radiator, recessed spotlights, and provides access to the first floor accommodation.

Bedroom One

13'3" max x 11'6" (4.04m max x 3.51m)

The first bedroom has two double-glazed sliding sash windows to the front elevation, carpeted flooring, a radiator, fitted wall-to-wall sliding door wardrobes, and access into the en-suite.

En-Suite

7'1" x 6'7" (2.16m x 2.03m)

The en-suite has a low level dual flush W/C, a wall-hung wash basin, a walk-in shower enclosure with an overhead twin-rainfall shower, partially tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights, and a double-glazed sliding sash window to the front elevation.

Bedroom Three

16'5" x 9'3" (5.01m x 2.84m)

The third bedroom has a double-glazed sliding sash window to the front and rear elevation, carpeted flooring, a radiator, recessed spotlights, and access to the boarded loft with lighting via a drop-down ladder.

Bedroom Four

13'3" max x 11'11" (4.06m max x 3.64m)

The fourth bedroom has a double-glazed sliding sash windows to the rear elevation carpeted flooring, a radiator, and recessed spotlights.

Bathroom

7'1" x 9'3" (2.16m x 2.84m)

The bathroom has a concealed dual flush W/C, a countertop wash basin with fitted storage underneath, an electrical shaving point, an LED vanity mirror, a sunken double-ended bath with wall-mounted chrome fixtures, a mains-fed shower and a glass-panel shower screen, a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan, and a double-glazed sliding sash window to the rear elevation.

SECOND FLOOR

Upper Landing

6'8" x 7'3" (2.05m x 2.23m)

The upper landing has a double-glazed sliding sash window to the sideelevation, carpeted flooring, a radiator, and provides access to the second floor accommodation.

Bedroom Two

13'7" max x 15'7" (4.16m max x 4.75m)

The second bedroom has two Velux windows, carpeted flooring, a radiator, eaves storage, an additional fitted storage cupboard, and access into the en-suite.

En-Suite Two

5'6" x 6'5" (1.69m x 1.97m)

The second en-suite has a low level dual flush W/C, a wall-hung wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights, a partially-vaulted ceiling, and a Velux window.

OUTSIDE

Front

To the front of the property is a block-paved driveway, courtesy lighting, a wall-mounted electric car-charging point, and access into the store room.

Rear

To the rear of the property is a private south-facing garden with a decking area, courtesy lighting, an artificial lawn, a range of plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 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 - High risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

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.

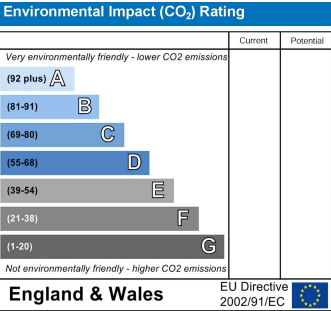
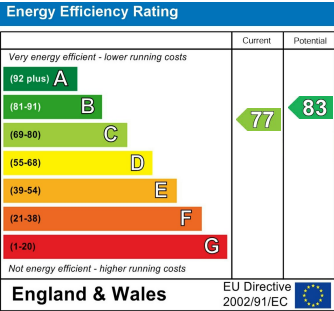
The vendor has advised the following:

Property Tenure is Freehold

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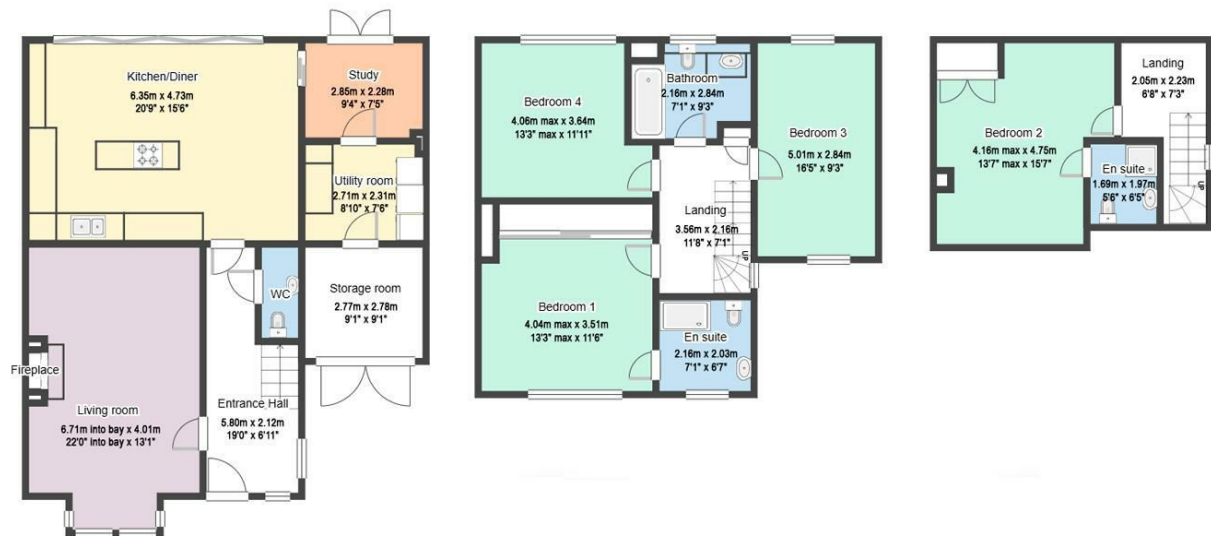
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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