

HoldenCopley

PREPARE TO BE MOVED

Laughton Avenue, West Bridgford, Nottinghamshire NG2 7GJ

Guide Price £375,000

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GUIDE PRICE £375,000 TO £400,000

LOCATION LOCATION LOCATION...

This generously sized four-bedroom detached house offers spacious accommodation, making it the perfect opportunity for a family looking to personalise and create their dream home, or for an investor seeking a property with great potential. Located in a highly desirable area, this home is within easy reach of local amenities, including shops, excellent transport links, and top-rated school catchments. The ground floor features a porch, an entrance hall, a living room, a separate dining room, a fitted kitchen, a study, and an integral garage, providing plenty of space for family living and work-from-home needs. On the first floor, you'll find four bedrooms, one of which has been utilised as a dressing room, a two-piece bathroom suite, and a separate W/C for added convenience. The front of the property boasts a block-paved driveway with space for three vehicles, while the rear garden is an inviting outdoor space with block paving, various plants, and mature trees and shrubs, offering a peaceful retreat. With its ample space and desirable location, this property presents an exciting opportunity for those looking to make it their own.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Study
- Two Piece Bathroom Suite & Separate W/C
- Driveway & Integral Garage
- Private Enclosed Rear Garden
- Highly Sought After Location
- No Upward Chain





GROUND FLOOR

Porch

The porch has UPVC double-glazed windows to the front elevation and a single UPVC door providing access into the accommodation.

Entrance Hall

13'10" x 6'5" (4.24m x 1.98m)

The entrance hall has single-glazed internal windows, carpeted flooring and stairs, an under the stairs cupboard, a radiator and a single wooden door.

Living Room

16'8" x 9'11" (5.09m x 3.03m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, wall-mounted light fixtures, coving and bi-folding doors providing access into the dining room.

Dining Room

9'10" x 8'11" (3.01m x 2.72m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and coving.

Kitchen

8'5" x 9'1" (2.58m x 2.79m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, a stainless steel sink with a drainer, space for an under the counter fridge, tiled flooring, a radiator, partially tiled walls, a built-in cupboard, coving, a UPVC double-glazed window to the rear elevation and a single door providing side access.

Study

8'2" x 8'4" (2.50m x 2.56m)

The study has UPVC double-glazed windows to the rear and side elevation, fitted drawers, a radiator and access into the garage.

Garage

15'6" x 8'9" (4.73m x 2.68m)

The garage has a UPVC double-glazed window to the side elevation, power points and an electric garage door.

FIRST FLOOR

Landing

7'2" x 7'1" (2.20m x 2.16m)

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

Master Bedroom

10'8" x 14'2" (3.27m x 4.33m)

The master bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving and a fitted floor to ceiling mirrored wardrobe.

Bedroom Two

11'9" x 10'8" (3.59m x 3.26m)

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

Dressing Room

8'2" x 22'7" (2.49m x 6.89m)

The dressing room has UPVC double-glazed windows to the front, side and rear elevations, carpeted flooring, two radiators, a wall-mounted fireplace, a fitted wardrobe with over the head cupboards, a fitted dressing table with drawers and an integrated sink.

Bedroom Three

8'4" x 6'10" (2.55m x 2.09m)

The third bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, a fitted wardrobe with over the head cupboards, coving and access into the loft.

Bathroom

5'4" x 6'9" (1.65m x 2.06m)

The bathroom has a pedestal wash basin, a fitted bath with a mains-fed shower, carpeted flooring, heated towel rails, partially tiled walls, a built-in cupboard, a wall-mounted mirrored wall unit and a UPVC double-glazed obscure window to the rear elevation.

W/C

3'2" x 4'1" (0.99m x 1.25m)

This space has a low level flush W/C and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway.

Rear

To the rear is a private block paved garden with a fence panelled boundary, various plants and mature shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very 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.

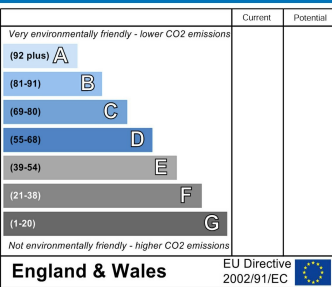
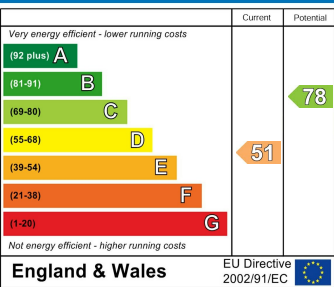
The vendor has advised the following:

Property Tenure is Freehold

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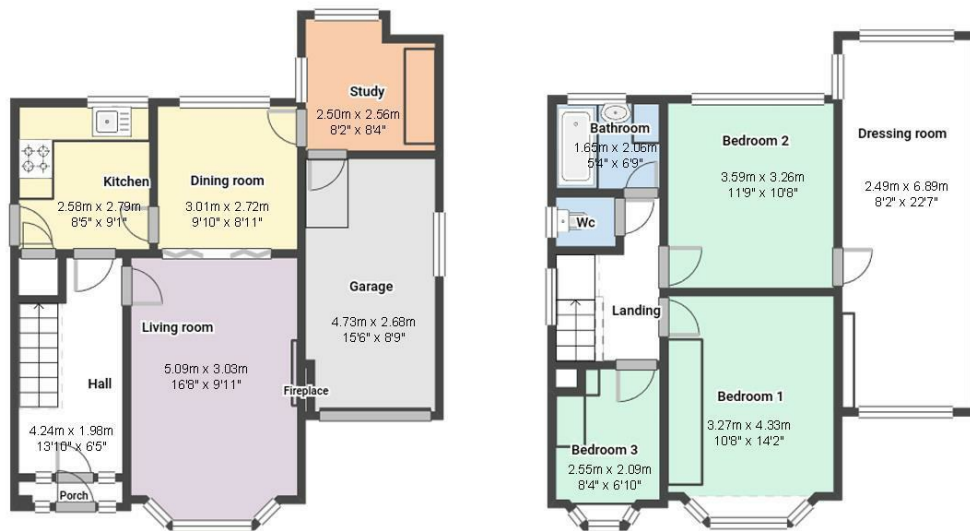
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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