

# HoldenCopley

PREPARE TO BE MOVED

Laughton Avenue, West Bridgford, Nottinghamshire NG2 7GJ

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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 as 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

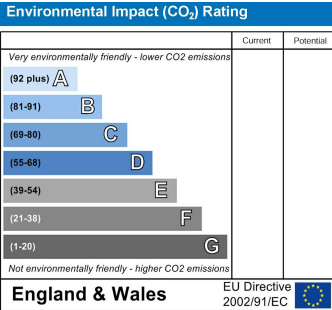
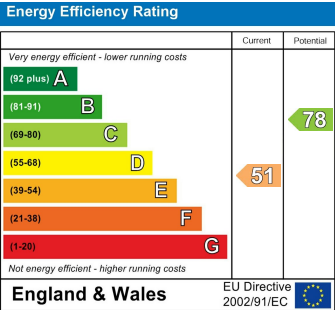
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The vendor has advised the following:  
Property Tenure is Freehold

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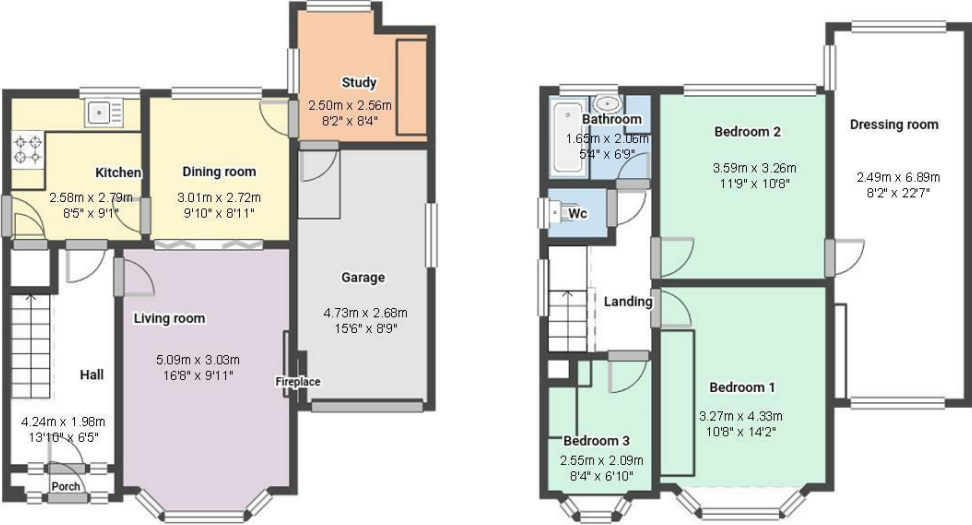
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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