

# HoldenCopley

PREPARE TO BE MOVED

Cloverlands, West Bridgford, Nottinghamshire NG2 7TF

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Guide Price £350,000



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GUIDE PRICE - £350,000 - £375,000

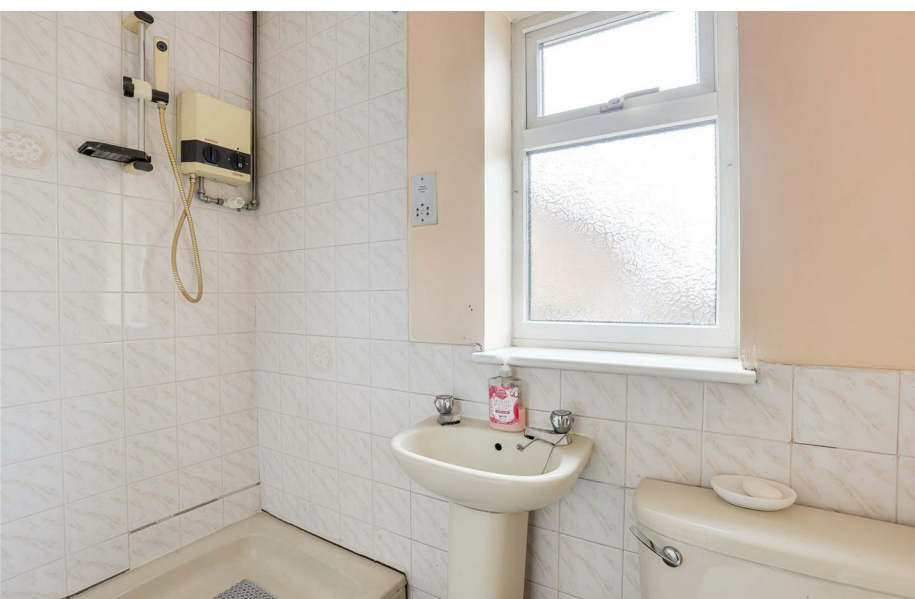
NO UPWARD CHAIN...

This three-bedroom detached home is offered with no upward chain, making it an excellent opportunity for families and professionals alike. Situated in a sought-after location, the property benefits from great school catchments, close proximity to the River Trent, and easy access to West Bridgford Centre, where an array of shops, restaurants, cafés, and leisure facilities await, and excellent commuting links can be found. Stepping inside, the entrance hall leads to a reception room, which flows into the conservatory, creating a bright and airy living space. The modern kitchen diner is perfect for both culinary needs and family meals, while a convenient ground-floor W/C adds practicality. Upstairs, the home boasts two generously sized double bedrooms and a comfortable single bedroom, all of which feature built-in storage cupboards. The main bedroom benefits from a private en-suite, while the family bathroom serves the remaining bedrooms. Externally, the property offers a driveway with off-road parking for multiple vehicles, along with garage access for additional storage or parking. To the rear, a private enclosed garden features a patio seating area and a lawn, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Detached House
- Three Bedrooms & Conservatory
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'4" x 5'10" (4.37m x 1.79m)

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

13'8" max x 11'10" (4.17m max x 3.62m)

The living room has carpeted flooring, a radiator and sliding patio doors providing access to the conservatory.

Conservatory

9'6" x 9'6" (2.90m x 2.90m)

The conservatory has vinyl flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows and double French doors opening out to the rear garden.

Kitchen Diner

25'2" max x 7'5" (7.68m max x 2.28m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, a heated towel rail, a radiator, vinyl flooring, three UPVC double-glazed windows to the front, side and rear elevation and a single UPVC door providing access to the side of the property.

W/C

4'9" x 3'2" (1.45m x 0.97m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, partially tiled walls, a radiator and carpeted flooring.

FIRST FLOOR

Landing

10'0" max x 3'8" (3.05m max x 1.14m)

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

Master Bedroom

13'2" max x 12'6" (4.02m max x 3.82m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard, access to the en-suite and two UPVC double-glazed windows to the front elevation.

En-Suite

6'5" x 3'7" (1.98m x 1.10m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower with an electric shower fixture, a wall-mounted electric shaving point, a radiator, partially tiled walls, carpeted flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

10'9" max x 8'7" (3.29m max x 2.63m)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Three

10'3" max x 8'0" (3.13m max x 2.45m)

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

Bathroom

10'9" x 4'10" (3.30m x 1.48m)

The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, a radiator, tiled walls, an in-built storage cupboard, wood-effect flooring and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road

parking for multiple cars, access to the garage, courtesy lighting and gated access to the rear garden.

Garage

16'2" x 8'5" (4.95m x 2.58m)

Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, a lawn, a shed and fence panelling boundaries.

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

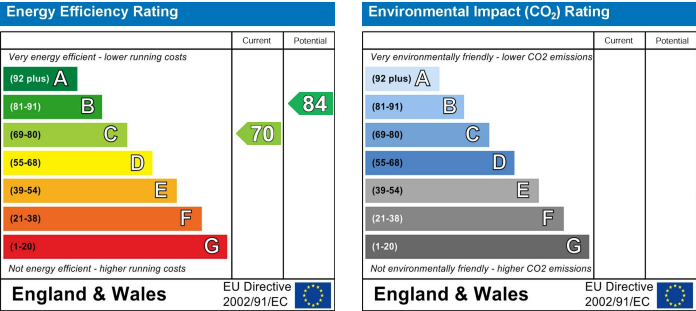
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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ADDITIONAL INFORMATION

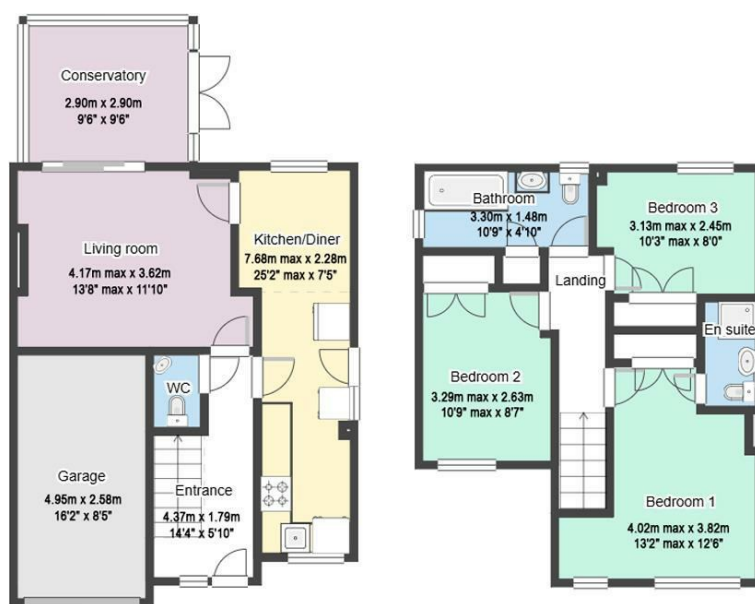
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – CityFibre, Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps
- 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





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**HoldenCopley**  
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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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