

# HoldenCopley

PREPARE TO BE MOVED

Redwood, West Bridgford, Nottinghamshire NG2 7UL

---

Guide Price £600,000 - £650,000

Redwood, West Bridgford, Nottinghamshire NG2 7UL



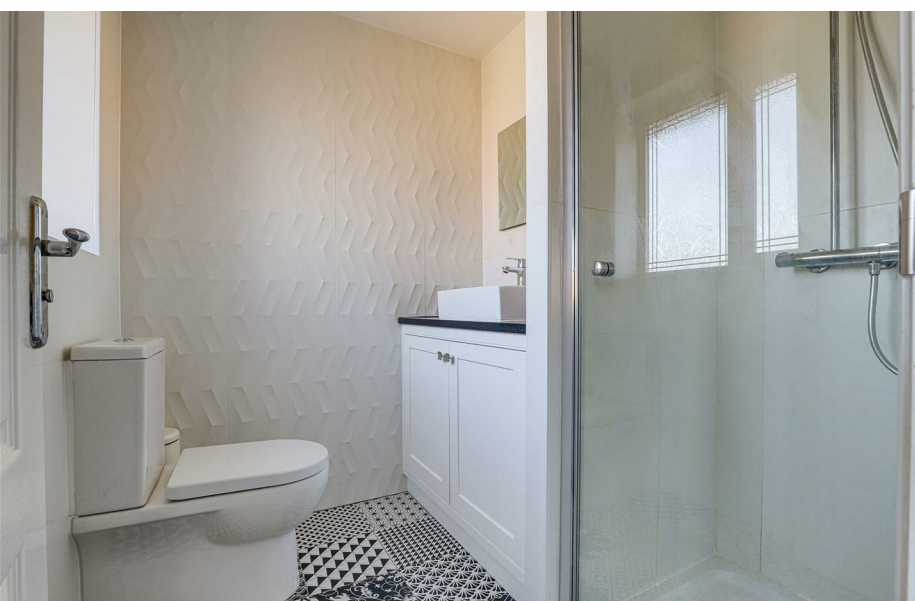
GUIDE PRICE £600,000 - £650,000

NO UPWARD CHAIN...

This beautifully presented four-bedroom detached home offers an abundance of space and modern living, making it a perfect choice for families. Recently renovated throughout the ground floor, including a high-quality extension, newly fitted kitchen, fresh flooring, and painting—even extending to the garage—this home is truly move-in ready. Situated on a quiet no-through road in a highly sought-after area, it is within easy reach of excellent schools, shops, eateries, leisure facilities, and superb transport links into Nottingham City Centre. Upon entering, a spacious entrance hall welcomes you, providing access to a ground-floor W/C. The bright and airy living room is enhanced by a large bay window, leading through to a separate dining room. Double French doors open from the dining room into the conservatory, offering direct access to the outdoor patio, perfect for relaxing or entertaining. The modern kitchen diner is flooded with natural light, making it the ideal space for family meals, hosting, and all your culinary needs. Additionally, there is internal access to the double garage, which also leads to a utility room for added convenience. Upstairs, the spacious master bedroom benefits from a modern en-suite, while three further well-proportioned bedrooms provide comfortable accommodation for family members or guests. A stylish four-piece family bathroom serves the remaining bedrooms. Externally, the property boasts fantastic kerb appeal, with a well-maintained lawn, planted borders, and a block-paved driveway leading to the double garage. The enclosed rear garden is a true highlight, featuring a patio area, a large lawn, and established borders with a variety of mature plants, shrubs, trees, and bushes, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Two Receiced Rooms
- Conservatory & Office
- Newly Fitted Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- En-Suite & Family Bathroom Suite
- Double Garage & Driveway
- South Facing Garden
- Sought-After Location





GROUND FLOOR

Entrance Hall

6’3" x 2’11" (1.91m x 0.89m)  
The entrance hall has wood-effect flooring, ceiling coving and a single UPVC door providing access into the accommodation.

W/C

5’6" x 2’9" (1.70m x 0.86m)  
This space has a low level dual flush W/C, a wash basin, a radiator, wood-effect flooring and a UPVC double-glazed window to the front elevation.

Hallway

11’10" x 6’5" (3.62m x 1.98m)  
The halway has wood-effect flooring, carpeted stairs, a radiator and ceiling coving.

Living Room

19’7" x 11’0" (5.97m x 3.36m)  
The living room has wood-effect flooring, a radiator, ceiling coving, a feature fireplace, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

Dining Room

10’4" x 11’0" (3.15m x 3.37m)  
The dining room has wood-effect flooring, a radiator, ceiling coving and double French doors opening to the conservatory.

Conservatory

10’4" x 10’3" (3.15m x 3.13m)  
The conservatory has tiled flooring, single-glazed windows surround and double French doors opening out to the rear garden.

Office

7’1" x 6’5" (2.17m x 1.96m)  
The office has wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Kitchen Diner

16’9" x 13’11" (5.13m x 4.25m)  
The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven & hob, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

Utility Room

8’10" x 8’7" (2.71m x 2.64m)  
The utility room has a range of fitted base and wall units with a worktop, a ceramic sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR

Landing

4’1" x 9’9" (1.26m x 2.99m)  
The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

11’7" x 16’6" (3.55m x 5.04m)  
The main bedroom has carpeted flooring, a radiator, fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

5’1" x 6’2" (1.57m x 1.88m )  
The en-suite has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a shower enclosure with a shower fixture, a heated towel rail, tiled flooring, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10’9" x 11’10" (3.29m x 3.63m)  
The second bedroom has carpeted flooring, a radiator, fitted wardrobes, access to the loft and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11’11" x 8’5" (3.65m x 2.59m)  
The third bedroom has carpeted flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Four

7’6" x 10’5" (2.31m x 3.20m)  
The fourth bedroom has wooden flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

7’5" x 7’11" (2.27m x 2.42m)  
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, a wall-mounted electric shaving point, an extractor fan, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road for two cars, courtesy lighting, a lawn, gated access to the rear garden and plants and shrubs.

Double Garage

8’3" x 14’11" (2.54m x 4.57m)  
The garage has courtesy lighting, power supply, a wall-mounted boiler and two up-and-over doors.

Rear

To the rear is an enclosed garden with a block-paved patio area, a lawn bordered by a variety of plants and shrubs and fence panelling boundaries.

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 Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- 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

DISCLAIMER

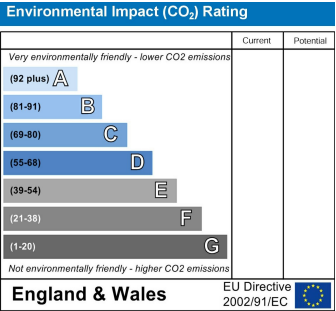
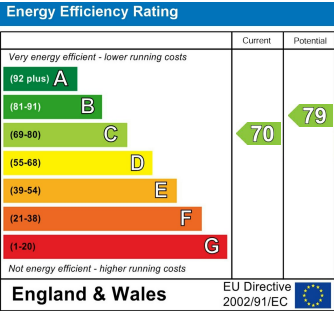
Council Tax Band Rating - Rushcliffe Borough Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

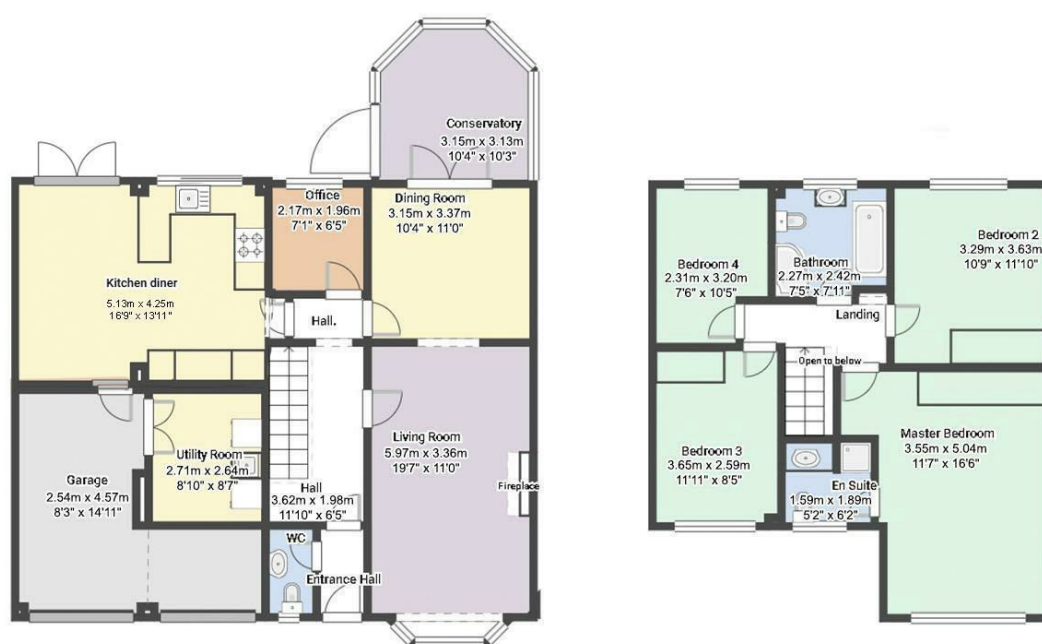
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Redwood, West Bridgford, Nottinghamshire NG2 7UL

**HoldenCopley**  
PREPARE TO BE MOVED



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.

© HoldenCopley

## 01156712555

### 2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.