

# HoldenCopley

PREPARE TO BE MOVED

Ascott Gardens, West Bridgford, Nottinghamshire NG2 7TH

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Guide Price £500,000 - £575,000

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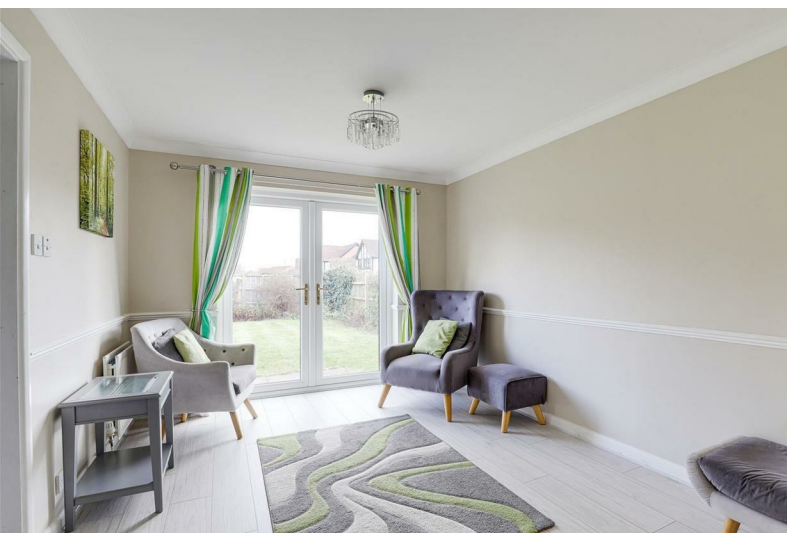


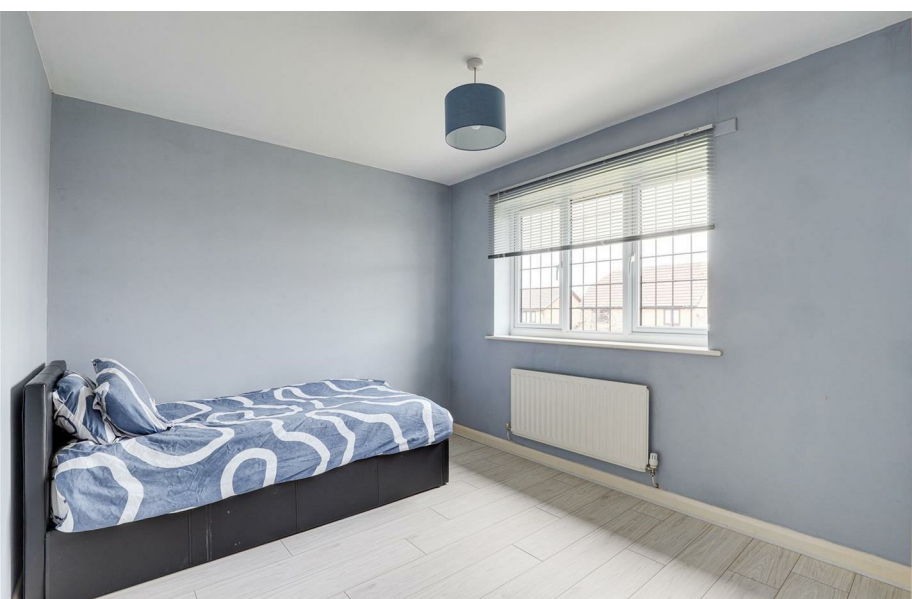
GUIDE PRICE £500,000 - £550,000

NO UPWARD CHAIN...

This detached house, situated on a desirable large corner plot with gardens to the front, side and rear of the property, offers an ideal home for a growing family. Located in a sought-after area, it is conveniently close to shops, established schools, and numerous amenities, with the Ruddington Lane Recreation Ground just a short drive away. Excellent transport links further enhance its appeal. The ground floor features a porch and a welcoming hallway, which includes a convenient ground floor W/C. The spacious living room seamlessly flows into the dining room, where double French doors open to the rear garden, creating a perfect space for entertaining. The fitted kitchen, with open access to the utility room, provides a practical layout, leading to the double garage that offers ample storage and dual up-and-over doors opening onto the driveway. On the first floor, the master bedroom boasts a three-piece en-suite, while three additional bedrooms share a three-piece bathroom suite. Outside, the front of the property features a well-maintained lawn, gated access to the rear, and a driveway leading to the double garage. The expansive lawn continues around to the rear garden, which includes a gravelled area, planted borders, and a secure fence panelled boundary, creating a private and serene outdoor space.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite & A Ground Floor W/C
- En-Suite To The Master Bedroom
- Large Corner Plot
- Driveway & Double Garage
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Porch

3'11" x 6'7" (1.20m x 2.01m)  
The porch has tiled flooring, wooden framed double glazed windows, and a wooden frame door opening into the hall.

Hall

7'4" x 18'2" (2.24m x 5.54m)  
The hall has wooden flooring, carpeted stairs, a radiator, an understairs cupboard, coving to the ceiling, a wooden framed double glazed window, and a solid wooden door providing access into the accommodation.

W/C

5'10" x 5'9" (1.79m x 1.76m)  
This space has a low level flush W/C, a vanity style wash basin, a radiator, partially tiled walls, and wood-effect flooring.

Living Room

16'11" x 12'2" (5.16m x 3.72m)  
The living room has a UPVC double glazed window to the front elevation, two radiators, a dado rail, coving to the ceiling, a feature fireplace, and wood flooring.

Dining Room

9'11" x 12'7" (3.03m x 3.85m)  
The dining room has wood flooring, a dado rail, coving to the ceiling, and double French doors opening out to the rear garden.

Kitchen

17'2" x 9'11" (5.24m x 3.04m)  
The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, a gas ring hob with a stainless steel splashback and extractor fan, space for a fridge freezer, recessed spotlights, tiled splashback, tiled flooring, a double glazed window to the rear elevation, and open access to the utility room.

Utility

5'11" x 8'6" (1.81m x 2.61m)  
The utility room has base and wall units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, tiled splashback, tiled flooring, recessed spotlights, a double glazed door opening out to the rear garden, and access into the garage.

FIRST FLOOR

Landing

7'3" x 8'9" (2.23m x 2.67m)  
The landing has an in-built cupboard, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'2" x 13'9" (3.72m x 4.20m)  
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, wood-effect flooring, fitted wardrobes, and access into the en-suite.

En-Suite

5'2" x 8'11" (1.60m x 2.72m)  
The en-suite has a UPVC double glazed obscure window to the side elevation, a radiator, a dual flush W/C, a vanity style wash basin, a shower enclosure with a wall-mounted shower fixture, floor to ceiling tiling, and vinyl flooring.

Bedroom Two

10'7" x 14'3" (3.25m x 4.35m)  
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and wood-effect flooring.

Bedroom Three

10'7" x 9'4" (3.24m x 2.86m)  
The third bedroom has UPVC double glazed windows to the rear elevation, a radiator, and wood-effect flooring.

Bedroom Four

9'0" x 9'7" (2.75m x 2.93m)  
The fourth bedroom has UPVC double glazed windows to the rear elevation, a radiator, and wood-effect flooring.

Bathroom

6'2" x 7'3" (1.90m x 2.21m)  
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, a shaver socket, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, gated access to the rear, a further lawn spanning round to the rear garden with low fence panelling, and a driveway to the double garage, also overlooking greenland.

Garage

18'5" x 16'11" (5.62m x 5.17m)  
The double garage has electric, lighting, a wall-mounted boiler, ample storage, two up-and-over doors providing access onto the driveway.

Rear

To the rear of the property is a lawn, gravelled area, planted borders, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric or Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 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

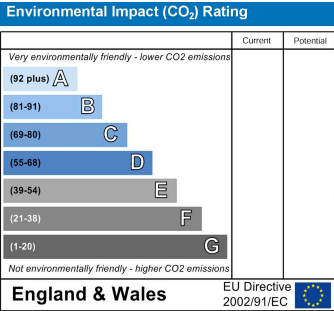
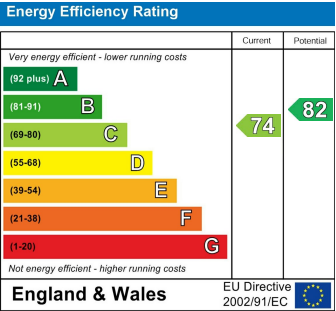
Council Tax Band Rating - Rushcliffe Borough Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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

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

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