

HoldenCopley

PREPARE TO BE MOVED

Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GB

Guide Price £600,000 - £650,000

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LUXURY RENOVATED HOME...

This substantial detached house has been fully renovated and extended throughout, transforming it into a modern and beautiful home. Every room has been meticulously updated, offering a property that is truly a house to be proud of, ready for the new owners to simply drop their bags and move straight in. The home benefits from a range of high-quality fixtures and fittings, including underfloor heating, luxury flooring, security CCTV cameras at the front and rear, a mobile-controlled heating system, and much more. On the ground floor, you'll find an inviting entrance porch and inner hall, a bay-fronted living room, a WC, and an open-plan dining and family room with a modern fitted kitchen. The kitchen is equipped with sleek units, Quartz worktops, and high-end integrated appliances, perfect for both family living and entertaining. The first floor offers four generously sized bedrooms, all serviced by a stylish four-piece bathroom suite. The master bedroom boasts a walk-in closet and a luxury en-suite with a large walk-in shower enclosure, offering a truly serene space to unwind. Outside, the front of the property features a driveway for multiple cars, with access to the integral garage, which is currently being used as a gym. To the rear, the private landscaped garden provides a large porcelain patio area and a well-maintained lawn, creating a perfect outdoor retreat. Set in a highly sought-after location, the property is close to a variety of excellent facilities and amenities, with easy access to the City Centre and nearby Universities. It also falls within the catchment area of the highly regarded West Bridgford School, making it an ideal choice for families.

MUST BE VIEWED





- Fully Modernised & Extended Detached House
- Four Good-Sized Bedrooms
- Open Plan & Stylish Kitchen, Dining & Family Room
- Spacious Living Room
- WC & Utility Room
- Underfloor Heating With Luxury LVT Flooring
- Two Modern Bathroom Suites
- Landscaped Garden With Porcelain Patio
- CCTV Security Cameras To Front & Rear
- Ample Off-Road Parking & Integral Garage





GROUND FLOOR

Entrance Hall

6'1" × 4'9" (1.87 × 1.45)

The entrance porch features LVT flooring with underfloor heating, square tiltable downlights, and aluminum-framed full-height double-glazed windows on the front and side elevations. A modern aluminum front door provides access to the accommodation.

Hallway

16'0" × 6'3" (4.90 × 1.92)

The inner hall features LVT flooring with underfloor heating, a wall-mounted digital thermostat, and square tiltable downlights. A full-height aluminum double-glazed window on the side elevation enhances natural light, while a wooden staircase with iron spindles, carpeted steps, and wall-mounted stair lights.

WC

4'11" × 2'2" (1.50 × 0.67)

This space has a low level dual flush WC, a wall-hung wash basin with tiled splashback, LVT flooring with underfloor heating, an extractor fan, and an aluminum double-glazed obscure window to the side elevation.

Utility Room

8'2" × 7'3" (2.49 × 2.21)

The utility room has matte handleless wall units, a fitted worktop, space and plumbing for a washing machine, space for a tumble-dryer, LVT flooring with underfloor heating, an in-built cupboard, square tiltable downlights, and a single door providing side access.

Living Room

17'0" × 10'4" (5.20 × 3.17)

The living room features an aluminum double-glazed bay window to the front elevation, LVT flooring with underfloor heating, and square tiltable downlights. A panelled feature wall, TV point, and wall-mounted digital thermostat add to the modern design, while open access leads seamlessly into the open-plan kitchen, dining, and family room.

Dining & Family Room Area

18'4" × 17'5" (5.60 × 5.32)

The dining and family area boasts a bespoke fitted bar with matte handleless storage units and space for a wine fridge. It features LVT flooring with underfloor heating, square tiltable downlights, and a wood-panelled feature wall with a TV point. An oversized aluminum double-glazed window to the rear elevation, complete with a fitted window seat, enhances the space, while a sliding aluminum door provides seamless access to the rear garden. The area flows effortlessly into the open-plan fitted kitchen.

Open Plan Kitchen

20'7" × 8'6" (6.28 × 2.60)

The kitchen features a sleek range of fitted matte handleless base and wall units, complemented by 30mm quartz worktops and a central island. It includes a black Silgranite sink with a black goose-neck pull-out mixer tap, a tiled splashback, an integrated Bosch oven and combi microwave oven, an induction hob with a downward extractor fan, and an integrated dishwasher. The space accommodates a dining table and is enhanced by LVT flooring with underfloor heating, square tiltable downlights, a full-height aluminum double-glazed window, a skylight, and aluminum sliding patio doors leading to the garden.

FIRST FLOOR

Landing

21'7" × 5'9" (6.58 × 1.76)

The landing features carpeted flooring, square tiltable downlights, and a wall-mounted digital thermostat. An aluminum double-glazed window to the side elevation allows natural light, while a vertical radiator and an in-built cupboard provide practicality. The landing offers access to the first-floor accommodation.

Master Bedroom

18'8" × 10'3" (5.71 × 3.14)

The main bedroom boasts an oversized aluminum double-glazed window to the rear elevation, LVT flooring with underfloor heating, and square tiltable downlights. It features a TV point, a stylish wall-mounted feature fireplace, and a wall-mounted digital thermostat. The room also benefits from direct access to a walk-in closet and an en-suite.

En-Suite

7'2" × 5'11" (2.20 × 1.81)

The en-suite features a low-level dual flush WC, twin countertop wash basins with wall-mounted matte black taps, and a matte black towel rail. Porcelain tiled flooring with underfloor heating complements the tiled feature wall, which includes a large LED mirror. Square tiltable downlights and an aluminum double-glazed window to the rear elevation enhance the space. Along with access into walk-in shower enclosure.

Shower Enclosure

6'11".3'8" (2.12.114)

A spacious walk-in shower enclosure boasts floor-to-ceiling tiles, an overhead rainfall shower, a wall-mounted handheld shower head, matte black fixtures, recessed display shelves, square tiltable downlights, and an extractor fan.

Walk-in-Closet

8'0" × 7'7" (2.46 × 2.32)

The walk-in-closet has LVT flooring with underfloor heating, in-built storage solutions, and square tiltable downlights.

Bedroom Two

13'10" × 10'5" (4.22 × 3.19)

The second bedroom has an aluminium double-glazed bay window to the front elevation, carpeted flooring, a radiator, a wall-mounted digital thermostat, and square tiltable downlights.

Bedroom Three

11'5" × 7'6" (3.49 × 2.29)

The third bedroom has an aluminium double-glazed window to the front elevation, carpeted flooring, a radiator, and square tiltable downlights.

Bedroom Four

9'3" × 6'11" (2.84 × 2.11)

The fourth bedroom has an aluminium double-glazed window to the front elevation, carpeted flooring, a radiator, and access into the loft.

Bathroom

12'8" × 6'10" (3.88 × 2.10)

The bathroom features a low-level dual flush WC, a countertop wash basin with a wall-mounted black tap, and a vanity mirror. It includes a walk-in shower enclosure with an overhead rainfall shower, a matte black handheld shower head, and wall-mounted fixtures. A luxurious double-ended freestanding bath is complemented by a floor-standing mixer tap with a handheld shower attachment. Additional highlights include a matte black heated towel rail, porcelain tiled flooring with underfloor heating, partially tiled walls, an extractor fan, and square tiltable downlights. Aluminum double-glazed obscure windows to the side and rear elevations provide privacy while allowing natural light.

OUTSIDE

Front

Outside, the front of the property features a slate-chipped gravel driveway with block paving, providing access to the integral garage. A patio pathway leads to the entrance, complemented by courtesy lighting and CCTV security cameras. Double wooden gates offer secure access to the rear garden.

Garage

13'7" × 7'8" (4.16 × 2.36)

The garage, currently used as a gym, is equipped with lighting, power points, and industrial-style tiled flooring. It features an electric up-and-over door that opens onto the front driveway

Rear

The rear garden features a grey porcelain paving patio area, complete with a fitted window seat and recessed spotlights. There is space for a hot tub (negotiable), along with CCTV security cameras for added peace of mind. A decorative stone-clad wall with steps leads down to the lawn, which is bordered by a timber-built shed and various decorative plants. The garden is enclosed with fence-panel boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal - Good 4G / 5G coverage
Electricity - Mains Supply
Water - Mains Supply
Heating - Heat Pump Air-Source
Septic Tank - No
Sewage - Mains Supply
Flood Risk - No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction - No
Any Legal Restrictions - No
Other Material Issues - No

DISCLAIMER

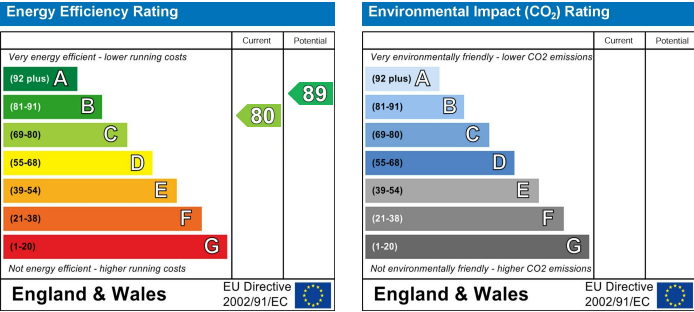
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

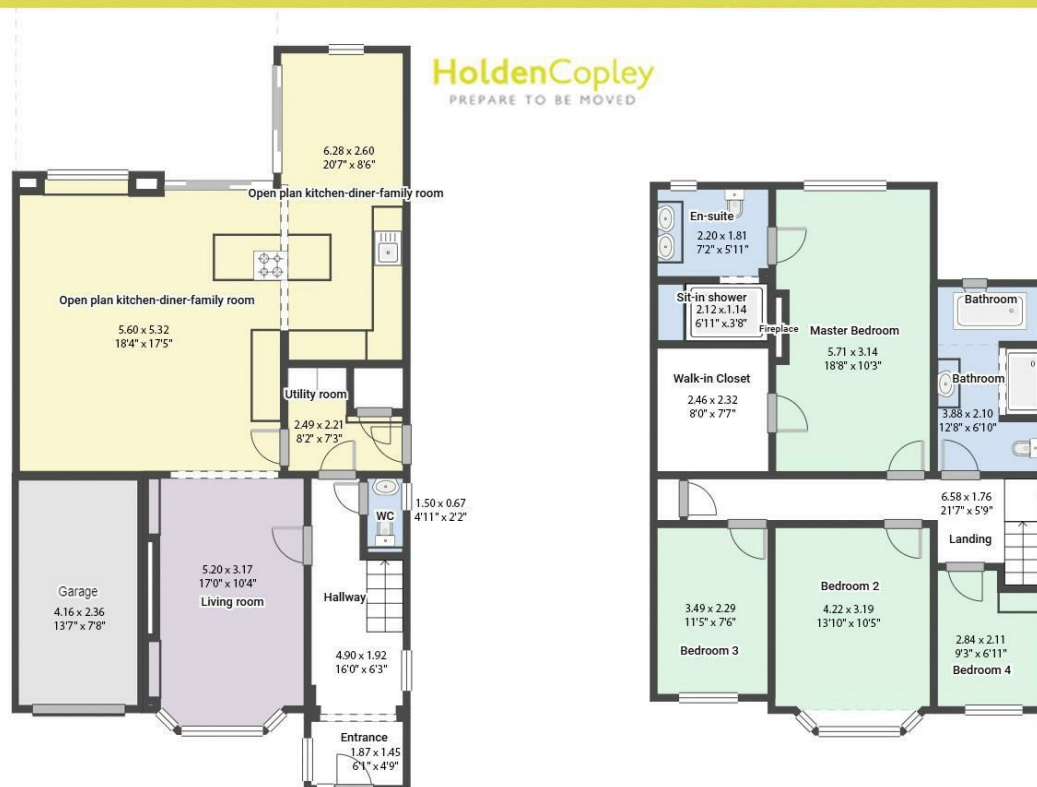
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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