

HoldenCopley

PREPARE TO BE MOVED

Rutland Road, West Bridgford, Nottinghamshire NG2 5EB

£475,000

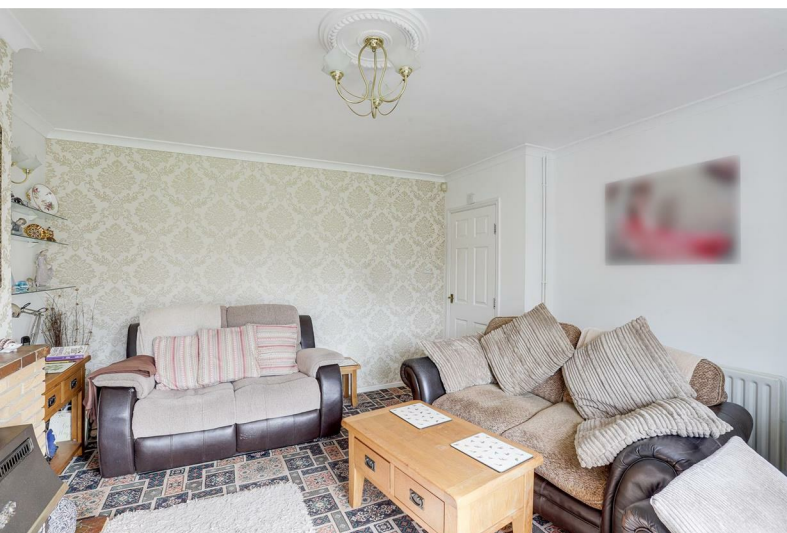
Rutland Road, West Bridgford, Nottinghamshire NG2 5EB



PRIVATE SOUTH-FACING GARDEN WITH SCENIC CANAL VIEWS...

Nestled in the highly sought-after area of West Bridgford, this deceptively spacious three-bedroom detached bungalow offers an excellent blend of comfort, convenience, and scenic charm. Ideally located within close proximity to local amenities, including shops, excellent transport links, and top-rated school catchments, this home is perfect for families and professionals alike. The ground floor boasts a porch leading into an entrance hall, providing access to a generously sized reception room with double French doors that open onto the beautifully maintained garden. The well-appointed fitted kitchen offers ample storage and workspace, while two double bedrooms provide comfortable accommodation. A two-piece bathroom suite and a separate W/C complete the ground floor. Upstairs, the impressive master bedroom benefits from an en-suite, offering a private retreat. Externally, the property features off-road parking and a garage, ensuring practicality and convenience. To the rear, a stunning south-facing garden awaits, complete with a patio, a neatly kept lawn, and a greenhouse. The garden backs directly onto the canal, providing a peaceful and private fishing spot—an idyllic escape right at your doorstep.

MUST BE VIEWED





- Detached Bungalow
- Three Double Bedrooms
- Well Appointed Fitted Kitchen
- Reception Room With Double French Doors
- Ground Floor Two Piece Bathroom Suite & Separate W/C
- En-Suite To Master Bedroom
- Off-Road Parking & Garage
- Private South-Facing Garden Backing Onto The Canal
- Highly Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

4'3" x 2'10" (1.30m x 0.88m)

The porch has tiled flooring and UPVC double French doors providing access into the accommodation.

Entrance Hall

13'6" max x 11'5" (4.14m max x 3.48m)

The entrance hall has carpeted flooring and stairs, an under the stairs cupboard, a radiator, a dado rail, coving, a ceiling rose and a UPVC door.

Living Room

13'10" x 12'0" (4.24m x 3.68m)

The living room has UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, a gas fireplace with a brick surround and a tiled hearth, coving, a ceiling rose and UPVC double French doors providing access out to the garden.

Kitchen

15'7" max x 10'5" (4.75m max x 3.19m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven with an extractor hood and an integrated fridge, a stainless steel sink and a half with a drainer and a swan neck mixer tap, tiled flooring, partially tiled walls, a radiator, a wall-mounted boiler, coving, two ceiling roses, UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access out to the garden.

Bathroom

8'1" max x 5'4" (2.48m max x 1.63m)

The bathroom has a wash basin with fitted storage, a fitted panelled bath with an electric shower and a glass shower screen, a built-in cupboard, tiled flooring and walls, a radiator and a UPVC double-glazed obscure window to the side elevation.

W/C

4'11" x 2'7" (1.50m x 0.79m)

This space has a low level flush W/C, tiled flooring and walls, coving and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

11'11" x 10'11" (3.64m x 3.33m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

Bedroom Three

11'11" x 11'5" (3.64m x 3.48m)

The second bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring and a radiator.

FIRST FLOOR

Landing

4'11" x 4'0" (1.50m x 1.23m)

The landing has a velux window to the front elevation, carpeted flooring, eaves storage and provides access to the first floor accommodation.

Master Bedroom

13'8" x 13'5" (4.19m x 4.09m)

The main bedroom has velux windows to the front and rear elevations, wood-effect flooring, a radiator, eaves storage and access into the en-suite.

En-Suite

8'1" x 2'10" (2.47m x 0.87m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with an electric shower, tiled flooring and walls, recessed spotlights, an extractor fan and a velux window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway, mature shrubs and a single iron gate providing rear access.

Rear

To the rear is a private south-facing garden with a patio, a lawn, mature shrubs and trees, various plants, a greenhouse and access to the canal.

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

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

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.

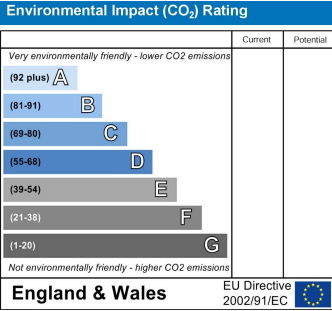
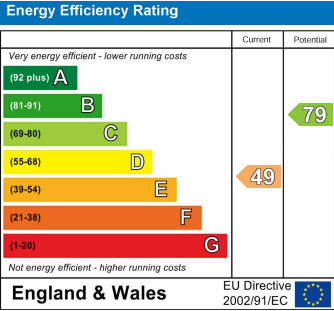
The vendor has advised the following:

Property Tenure is Freehold

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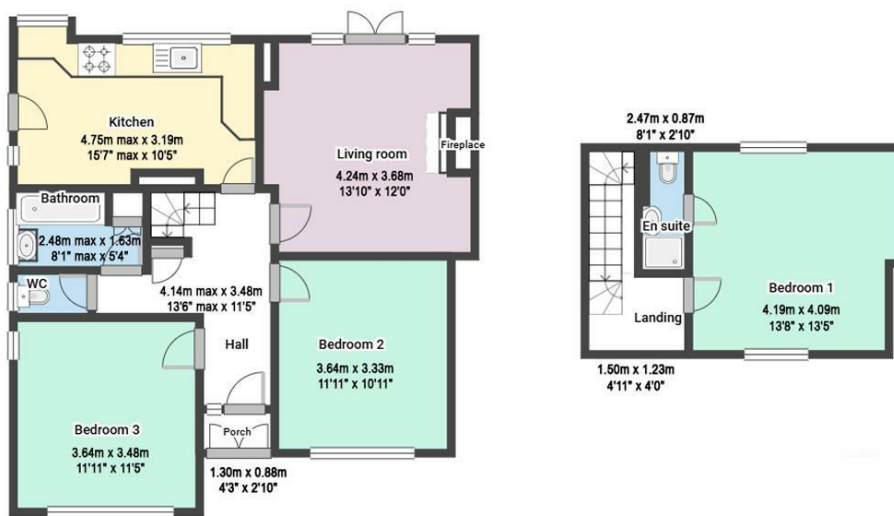
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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