

# HoldenCopley

PREPARE TO BE MOVED

Summer Drive, West Bridgford, Nottinghamshire NG2 7YJ

---

Guide Price £450,000



Summer Drive, West Bridgford, Nottinghamshire NG2 7YJ





GUIDE PRICE - £450,000 - £475,000

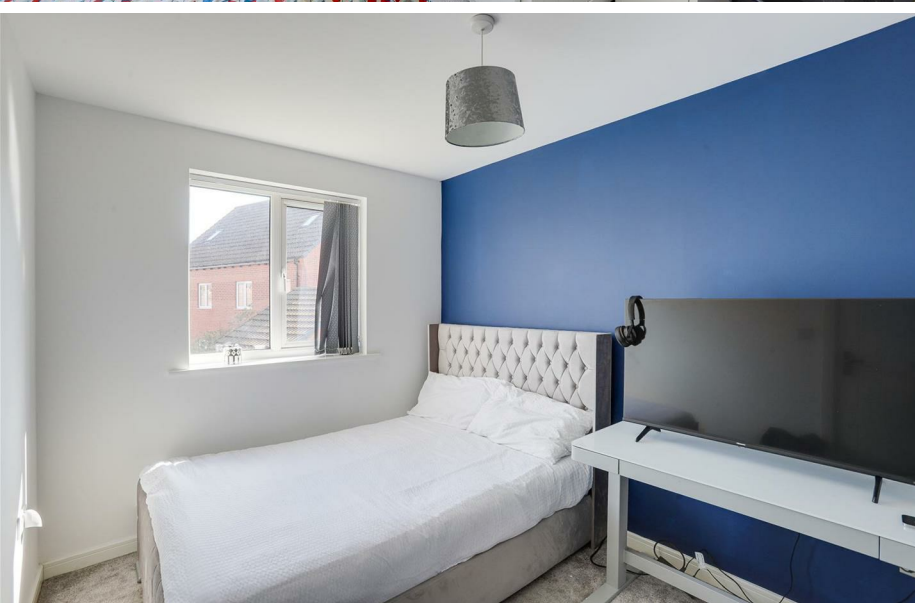
LOCATION LOCATION LOCATION...

This well-presented four-bedroom detached house offers spacious accommodation, making it the perfect choice for a family buyer looking to move straight in. Located in a highly sought-after area, the property is within close proximity to local shops, excellent transport links and falls within the catchment of top rated schools. The ground floor features an entrance hall, leading to a bright and comfortable living room, a modern fitted kitchen diner ideal for family meals, a convenient utility room, a W/C and access to the garage. On the first floor, you'll find four generously sized bedrooms, including a master with an en-suite, along with a stylish three-piece bathroom suite and access to the loft, providing ample storage space. Outside, the property benefits from a driveway at the front, offering off-road parking, while the rear boasts a private garden with a well-maintained lawn, perfect for outdoor activities and family gatherings. This home combines space, comfort and a prime location, making it an excellent opportunity for family buyers.

MUST BE VIEWED







- Detached Family Home
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen Diner
- Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Driveway & Garage
- Private Enclosed Rear Garden
- Highly Sought After Location











GROUND FLOOR

Entrance Hall

5\*8" max x 4\*5" (1.74m max x 1.37m)  
The entrance hall has wood-effect flooring, carpeted stairs and a single composite door providing access into the accommodation.

Living Room

16\*5" x 11\*3" (5.01m x 3.45m)  
The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and a built-in cupboard.

Kitchen Diner

9\*5" x 17\*8" (2.89m x 5.41m)  
The kitchen diner has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor hood, a stainless steel sink with a drainer and a moveable swan neck mixer tap, tiled flooring, a radiator, space for a dining table set, a UPVC double-glazed window to the rear elevation, open access to the utility room and double French doors providing access out to the garden.

Utility Room

5\*6" x 5\*4" (1.70m x 1.63m)  
The utility room has fitted base units with a worktop, tiled flooring, a radiator, a wall-mounted boiler and a single composite door providing access out to the garden.

W/C

3\*10" x 5\*7" (1.17m x 1.71m)  
This space has a low level flush W/C, a pedestal wash basin, space and plumbing for a washing machine, tiled flooring, a radiator and partially tiled walls.

Garage

8\*1" x 16\*5" (2.48m x 5.01m)  
The garage has lighting and an up and over garage door.

FIRST FLOOR

Landing

6\*9" x 10\*2" (2.06m x 3.11m)  
The landing has carpeted flooring, a radiator, access to the loft, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

14\*8" x 12\*6" (4.48m x 3.82m)  
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted mirrored wardrobes and access to the en-suite.

En-Suite

3\*10" x 8\*1" (1.17m x 2.48m)  
The en-suite has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with a mains-fed shower, wood-effect flooring, a radiator, tiled walls and an extractor fan.

Bedroom Two

10\*11" x 8\*9" (3.33m x 2.68m)  
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and fitted wardrobes.

Bedroom Three

8\*1" x 11\*0" (2.48m x 3.37m)  
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four

7\*3" x 8\*8" (2.22m x 2.65m)  
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, fitted wardrobes and a radiator.

Bathroom

7\*2" x 6\*2" (2.20m x 1.90m)  
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, tiled flooring and walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a lawn, various plants, exterior lights and an outdoor tap.

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 - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – Most 3G, 4G & 5G 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

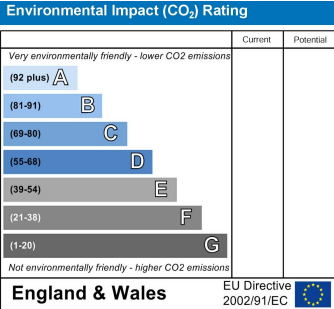
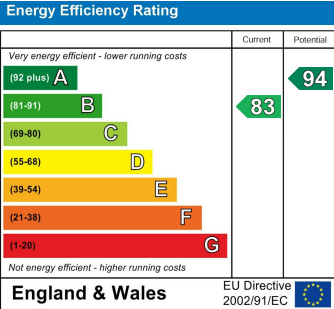
Council Tax Band Rating - Rushcliffe Borough Council - Band E  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

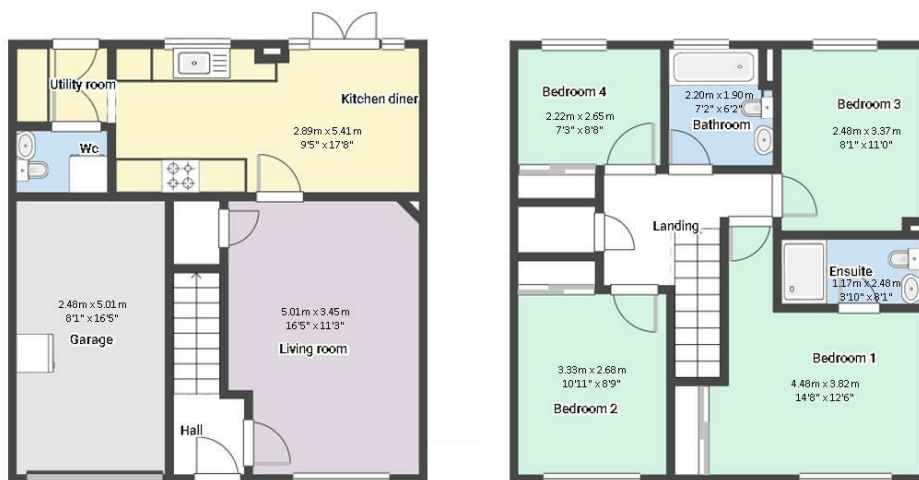
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



## Summer Drive, West Bridgford, Nottinghamshire NG2 7YJ

**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.