

HoldenCopley

PREPARE TO BE MOVED

Tavistock Road, West Bridgford, Nottinghamshire NG2 6FH

Guide Price £700,000 - £750,000

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NO UPWARD CHAIN...

Nestled in the highly desirable area of West Bridgford, this substantial detached house has been thoughtfully upgraded throughout, making it the perfect move-in-ready home for a growing family. Benefiting from a range of modern improvements, including a replaced kitchen and bathroom, a newly created study/utility room, complete redecoration, and rewiring throughout, this property seamlessly blends contemporary comfort with spacious accommodation both inside and out. The ground floor welcomes you with a bright and airy entrance hall, a convenient WC, and a versatile sitting room. The heart of the home is the generously sized living and dining room, ideal for both relaxing and entertaining. The fitted kitchen boasts ample storage, complemented by a separate utility room with freestanding appliances included. A dedicated study provides the perfect space for home working or additional storage. Upstairs, the property offers three well-proportioned double bedrooms and a comfortable single bedroom, all serviced by a modern four-piece bathroom suite. Externally, the home is equally impressive. To the front, a driveway provides off-road parking with access to the garage, while to the rear, a private enclosed garden features a patio seating area, a well-maintained lawn, and a garden shed, creating a fantastic outdoor space for the whole family to enjoy. Positioned within excellent school catchments, close to a range of local amenities, and offering easy access to Nottingham City Centre and transport links, this is a superb opportunity for families seeking a high-quality home in a prime location. Offered to the market with no upward chain – early viewing is highly recommended!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms With Feature Fireplaces
- Fitted Kitchen & Utility Room With Appliances
- Ground Floor WC
- Ground Floor Study
- Four-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden With Garden Shed
- Sought-After Location





GROUND FLOOR

Entrance Hall

15’8" x 10’0" (4.79m x 3.07m)

The entrance hall has original floorboards, exposed beams on the ceiling, a dado rail, carpeted stairs, a radiator, stained-glass windows to the front elevation, and a single wooden door with stained-glass insert via the storm porch, providing access into the accommodation.

WC

5’8" x 4’7" (1.73m x 1.41m)

This space has a low level flush WC, a pedestal wash basin, oak flooring, a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Sitting Room

12’11" x 17’1" (3.95m x 5.22m)

The sitting room has a UPVC double-glazed bay window to the front elevation, oak flooring, exposed beams on the ceiling, a radiator, a TV point, wall-light fixtures, and a recessed chimney breast alcove with a feature fireplace and tiled hearth.

Living & Dining room

12’11" x 22’8" (3.95m x 6.93m)

The living room has oak flooring, a feature fireplace with a decorative surround, a TV point, coving to the ceiling, a radiator, and an open arch into the dining area with a radiator, wall-light fixtures, wood-framed double-glazed windows to the rear elevation, and double doors opening out to the rear garden.

Kitchen

10’0" x 20’2" (3.06m x 6.17m)

The kitchen has a range of fitted base and wall units with Granite and Iroko wood worktops, and a sink and a half with a swan neck mixer tap and drainer, a range cooker with an extractor fan, a dishwasher, a radiator, newly laminate flooring, recessed spotlights, UPVC double-glazed windows to the side elevation, and double wooden doors opening out to the rear garden.

Utility Room

7’1" x 8’5" (2.16m x 2.58m)

The utility room has a fitted base and wall units with Iroko worktops, a stainless steel sink with a mixer tap and drainer, a washing machine and a tumble-dryer, newly-fitted laminate flooring, tiled splashback, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access outdoors.

Study

7’8" x 8’0" (2.35m x 2.46m)

The study has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a fridge freezer, and recessed spotlights.

FIRST FLOOR

Landing

10’1" x 10’7" (3.08m x 3.25m)

The landing has a stained-glass window to the side elevation, carpeted flooring, access to the loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

12’11" x 17’9" (3.95m x 5.42m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a picture rail, a range of wardrobes, and a TV point.

Bedroom Two

12’11" x 13’11" (3.94m x 4.25m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a picture rail.

Bedroom Three

10’6" x 10’0" (3.21m x 3.06m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and a wardrobe with a bookshelf.

Bedroom Four

9’11" x 7’10" (3.04m x 2.41m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a picture rail.

Bathroom

5’9" x 10’9" (1.76m x 3.30m)

The bathroom has a low level dual flush WC, a sunken wash basin with fitted vanity storage surround, a corner fitted shower enclosure with a mains-fed shower, a roll top

bath with a handheld shower head and claw feet, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, a shed, an outdoor tap, courtesy lighting, and hedged 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 – Gas Central Heating – Connected to Mains Supply
- 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

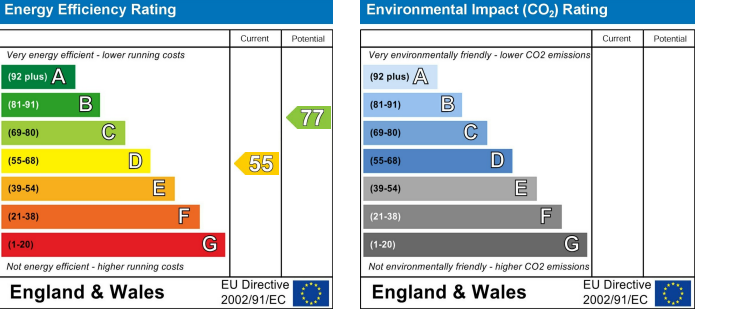
Council Tax Band Rating - Rushcliffe Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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01156712555

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

www.holdencopley.co.uk

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