

HoldenCopley

PREPARE TO BE MOVED

Adbolton Lane, West Bridgford, Nottinghamshire NG2 5AS

£650,000

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BEAUTIFUL GRADE II LISTED BARN CONVERSION...

This beautifully presented three-bedroom barn conversion is a stunning blend of modern style and original character. The property is impeccably decorated throughout, showcasing a variety of modern fixtures and fittings such as recessed spotlights and underfloor heating, alongside charming original features like exposed beams that enhance its unique character. On the ground floor, you'll find an inviting entrance hall with a solid oak door leading into the spacious living room, which flows seamlessly into the dining room. The modern, fitted kitchen diner is equipped with a range of integrated appliances and sleek units, perfect for contemporary living. This floor also features a utility room, a WC, and a double bedroom with a fitted wardrobe. Upstairs, there are two further bedrooms, alongside a versatile dressing room, all serviced by a well-appointed bathroom suite and an en-suite. Outside, the property offers a charming courtyard to the front, while the side of the property benefits from a detached double garage with off-road parking. To the rear, there is a private, enclosed garden with a lovely lawn and patio area, offering a peaceful space to relax and entertain. The property enjoys unspoilt countryside views and is located within a sought-after courtyard development. Situated within walking distance of Lady Bay and close to West Bridgford, one of Nottinghamshire's most desirable areas for families and homeowners, the location offers a wide range of shops, facilities, and local amenities. The property also benefits from excellent transport links, providing easy access to nearby commercial and retail hubs, as well as highly regarded primary and secondary schools in the area.

MUST BE VIEWED





- Grade II Listed Barn Conversion
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen Diner With Integrated Appliances
- Utility & WC
- Two Bathroom Suites
- Well-Maintained Gardens
- Detached Double Garage & Off-Road Parking
- Beautiful Countryside Views
- Courtyard Development





GROUND FLOOR

Entrance Hall

7'1" x 4'1" (2.16m x 1.25m)

This entrance hall boasts wood-effect flooring with underfloor heating, exposed ceiling beams, and a wall-mounted security alarm panel. A single oak door with a stained-glass insert offers access to the main accommodation.

WC

6'2" x 3'8" (1.88m x 1.13m)

This space includes a concealed flush WC, a pedestal wash basin, and wood-effect flooring with underfloor heating. Additional features include a dado rail, an exposed ceiling beam, and a wood-framed obscure window with bespoke fitted shutters facing the front elevation.

Living Room

14'7" x 12'4" (4.46m x 3.78m)

The living room features wood-framed windows with bespoke fitted shutters at both the front and rear, oak wood flooring with underfloor heating, and a vaulted ceiling with exposed beams. It also includes a TV point, wall-light fixtures, and a single door with bespoke fitted shutters leading to the rear garden. The living room flows effortlessly into the dining room.

Dining Room

15'6" x 12'10" (4.74m x 3.93m)

The dining room offers oak wood flooring with underfloor heating, recessed spotlights, and an in-built cupboard under the stairs. It also features carpeted stairs and wood-framed windows with bespoke fitted shutters facing the front elevation.

Utility Room

5'5" x 3'2" (1.67m x 0.97m)

The utility room has space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring, an extractor fan, an in-built cupboard, and a wood-framed obscure window to the rear elevation.

Kitchen Diner

17'7" x 9'11" (5.38m x 3.04m)

The kitchen has a range of fitted base and wall units with quartz stone worktops and splashback, a composite sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated Siemens oven, an integrated Siemens combi microwave-oven, an induction hob with an extractor fan, space for an American-style fridge freezer, space for a dining / breakfast table, tiled flooring with underfloor heating, recessed spotlights, a wood-framed window to the front elevation, and double doors opening out to the garden.

Bedroom Three

10'1" x 9'10" (3.09m x 3.01m)

The third bedroom has a wood-framed window to the rear elevation, wood-effect flooring with underfloor heating, a TV point, exposed beams on the ceiling, and fitted sliding mirrored doors wardrobe.

FIRST FLOOR

Landing

10'2" x 7'1" (3.10m x 2.17m)

The landing has carpeted flooring, a radiator, an exposed beam on the ceiling, and provides access to the first floor accommodation.

Bedroom One

13'4" x 9'7" (4.08m x 2.94m)

The first bedroom has Velux window to the fitted blind, carpeted flooring, a radiator, exposed beams on the walls and ceiling, and access into the en-suite.

En-Suite

8'3" x 3'6" (2.54m x 1.07m)

The en-suite has a low level dual flush WC, a sunken wash basin with fitted storage underneath, a wall-mounted LED mirror, a shower enclosure with a mains-fed shower, tiled flooring, tiled walls, a chrome heated towel rail, an extractor fan, a partially-vaulted ceiling, an extractor fan, and a Velux window with a fitted blind.

Dressing Room

7'2" x 6'7" (2.19m x 2.03m)

The dressing room has a partially vaulted ceiling with an exposed beam, a track light, a Velux window with a fitted blind, and carpeted flooring.

Bedroom Two

9'8" x 7'2" (2.97m x 2.19m)

The second bedroom has a wood-framed window with a bespoke fitted shutter to the front elevation, carpeted flooring, exposed beams on the ceiling, a radiator, and a TV point.

Bathroom

7'1" x 7'0" (2.18m x 2.15m)

The bathroom has a concealed flush WC combined with a vanity unit wash basin, a wall-mounted mirrored cabinet, an electrical shaving point, a corner fitted bathtub with an overhead shower fixture and a shower screen, a chrome heated towel rail, tiled flooring, tiled walls, an extractor fan, and a wood-framed obscure window with bespoke fitted shutters to the rear elevation.

OUTSIDE

Front

To the front of the property is a low maintenance courtyard with patio, external lighting, raised planters, and brick walled boundaries.

Rear

To the rear of the property is a private enclosed garden with paved patio areas, a lawn, a gravelled border, a range of plants and shrubs, external lighting, an outdoor tap, and fence panelled boundaries.

Double Garage

18'8" x 18'7" (5.70m x 5.67m)

The property features a detached double garage with off-road parking in front. The garage is equipped with lighting, power outlets, and two sets of double wooden doors.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- 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 – Yes
- 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

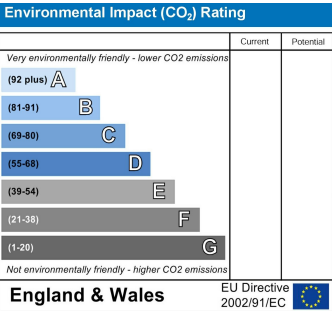
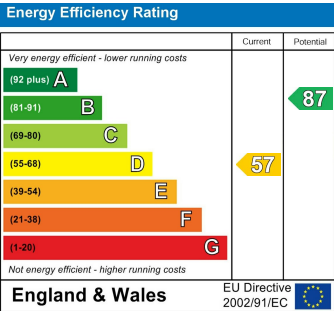
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £1,200

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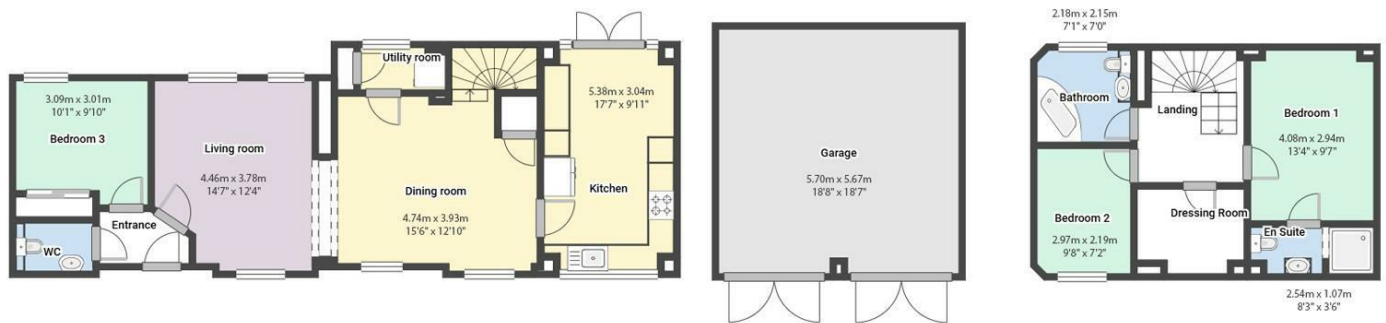
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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