

# HoldenCopley

PREPARE TO BE MOVED

Gertrude Road, West Bridgford, Nottinghamshire NG2 5DA

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Guide Price £1,000,000 - £1,200,000



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### BEAUTIFUL DETACHED FAMILY HOME...

Situated in a highly sought-after location, this stunning and spacious three-storey detached home offers the perfect blend of comfort and convenience, making it an ideal choice for a growing family. The property enjoys excellent transport links and is within easy reach of a variety of shops and local amenities. It also falls within the catchment area for good schools, ensuring that everyday essentials and educational needs are well catered for. The home features residual heat solar panels and underfloor heating throughout the property and comprises of an entrance hall leading into a welcoming living room and snug. From the living room there is open access into a stylish kitchen diner fitted with modern units, a central island with a breakfast bar, and bi-folding doors that open out to the rear garden. The ground floor also includes a utility room and a convenient W/C. On the first floor, there are three well-proportioned bedrooms. The master bedroom benefits from access to a large walk-in wardrobe and a luxurious four-piece en-suite bathroom. A separate four-piece family bathroom also serves this level. The second floor offers two additional double bedrooms, each with its own three-piece bathroom suite. To the front of the property, there is a low-maintenance garden with courtesy lighting and a driveway with double gated access to the rear. The rear garden is enclosed and features a decked patio area with steps leading down to a lawn, a second patio area with a gazebo, a gravelled seating space, and a planted border filled with established shrubs and bushes. A fence-panelled boundary provides privacy, and there is also access to a double garage.

MUST BE VIEWED







- Detached Family Home
- Five Bedrooms
- Living Room
- Snug
- Fitted Kitchen Diner & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- Two Three-Piece Bathrooms Suite & An En-Suite To The Master Bedroom
- Detached Double Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

7'7" x 18'5" (2.33m x 5.62m)

The entrance hall has a full height cathedral window to the front elevation, solid oak staircase, Natural limestone tiled flooring with underfloor heating, exposed wooded stairs, two in-built cupboards, an under-stairs cupboard, recessed spotlights, and a composite door providing access into the accommodation.

Living Room

24'8" x 12'0" (7.54m x 3.68m)

The living room has a double glazed window to the front elevation, a TV point, recessed spotlights, a central vacuum cleaner pint Natural limestone tiled flooring with underfloor heating, and open access into the kitchen diner.

Snug

12'0" x 11'1" (3.68m x 3.38m)

The snug has a double glazed window to the front elevation, a TV point, recessed spotlights, and Natural limestone tiled flooring with under floor heating.

Kitchen Diner

27'9" x 33'0" (8.48m x 10.06m)

The kitchen diner has a range of modern fitted base and wall units with a solid wooden worktop and central island and breakfast bar, a composite sink and half with a swan neck instant hot water tap and drainer, a waste disposal unit, a under-mounted sink with a swan neck mixer tap, two integrated double ovens, Induction hob with six rings, space for an American fridge freezer, an integrated wine cooler, space and plumbing for a dishwasher, recessed spotlights, space for a dining table, a wood burner stove, Natural limestone tiled flooring with under floor heating, and bi-folding doors providing access to the rear garden.

Utility Room

8'0" x 5'9" (2.45m x 1.77m)

The utility room has a range of fitted base and wall units with solid wooden worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a centralised Vacuum cleaning system , recessed spotlights, and Natural limestone tiled flooring with underfloor heating.

W/C

3'3" x 6'5" (1.01m x 1.96m)

This space has a concealed dual flush W/C, a wall-mounted wash basin, recessed spotlights, and Natural limestone tiled flooring with underfloor heating.

FIRST FLOOR

Landing

17'6" x 8'2" (5.34m x 2.49m)

The landing has a double glazed window to the front elevation, wood flooring with under floor heating, and access to the first floor accommodation.

Bedroom One

11'10" x 11'10" (3.63m x 3.62m)

The first bedroom has a double glazed window to the front elevation, recessed spotlights, carpeted flooring with underfloor heating, and access into the walk in wardrobe.

Walk-in Wardrobe

5'4" x 11'9" (1.65m x 3.59m)

The walk-in wardrobe has carpeted flooring, recessed spotlights, various shelving, and access into the en-suite.

En-Suite

7'0" x 11'9" (2.14m x 3.59m)

The en-suite has a double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture, a wall-in shower with a ceiling mounted rainfall shower fixture, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring with under floor heating.

Bedroom Two

11'10" x 11'4" (3.61m x 3.46m)

The second bedroom has a double glazed window to the front elevation, recessed spotlights, and carpeted flooring with underfloor heating.

Bedroom Three

11'6" x 12'8" (3.53m x 3.88m)

The third bedroom has a double glazed window to the front elevation, recessed spotlights, and cushion flooring with underfloor heating.

Bathroom

10'0" x 7'4" (3.07m x 2.24m)

The bathroom has a double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted mixer tap, a shower enclosure with a exposed shower tower panel, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and riled flooring with underfloor heating.

SECOND FLOOR

Landing

8'0" x 3'5" (2.45m x 1.05m)

The landing has wood flooring with under floor heating, recessed spotlights, and access to the second floor accommodation.

Bedroom Four

11'9" x 17'6" (3.60m x 5.35m)

The fourth bedroom has two Velux windows, recessed spotlights, eaves storage, and carpeted flooring with under floor heating.

Bathroom

9'8" x 5'9" (2.97m x 1.76m)

The bathroom has a double glazed obscure window to the rear elevation, a concealed dual flush W/C, a wall-mounted wash basin, a panelled bath with a ceiling mounted rainfall shower head, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, tiled floor with underfloor heating.

Bedroom Five

11'10" x 17'5" (3.63m x 5.33m)

The fifth bedroom has two Velux windows, recessed spotlights, eaves storage, and carpeted flooring with under floor heating.

Bathroom

9'8" x 5'10" (2.96m x 1.79m)

The bathroom has a double glazed obscure window to the rear elevation, a concealed dual flush W/C, a wall-mounted wash basin, a panelled bath with a ceiling mounted rainfall shower head, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, tiled floor with underfloor heating.

OUTSIDE

Front

To the front of the property is a low-maintenance garden with courtesy lighting, and a driveway with double gated access to the rear garden via automatic electric powered gates.

Rear

To the rear of the property is an enclosed garden wit a decked patio area with steps down to a lawn, a patio area with a gazebo, a gravelled seating area, a planted border with established planted shrubs and bushes, a fence panelled boundary, and with access to the double garage.

Double Garage

22'3" x 19'9" (6.79m x 6.03m)

The double garage has a Velux window, a door opening 'out to the rear garden ample storage space, and an up- and over door providing access on to the driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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:

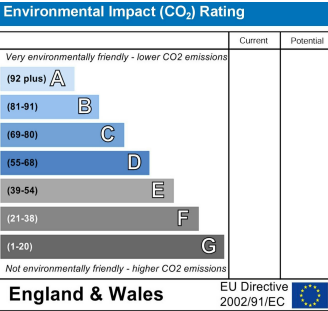
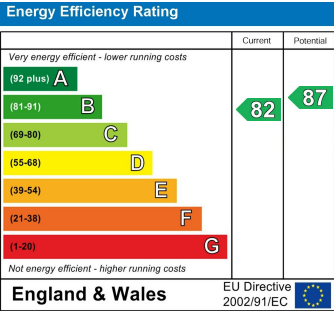
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommend that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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