

# HoldenCopley

PREPARE TO BE MOVED

Priory Road, West Bridgford, Nottinghamshire NG2 5HX

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Guide Price £900,000 - £950,000



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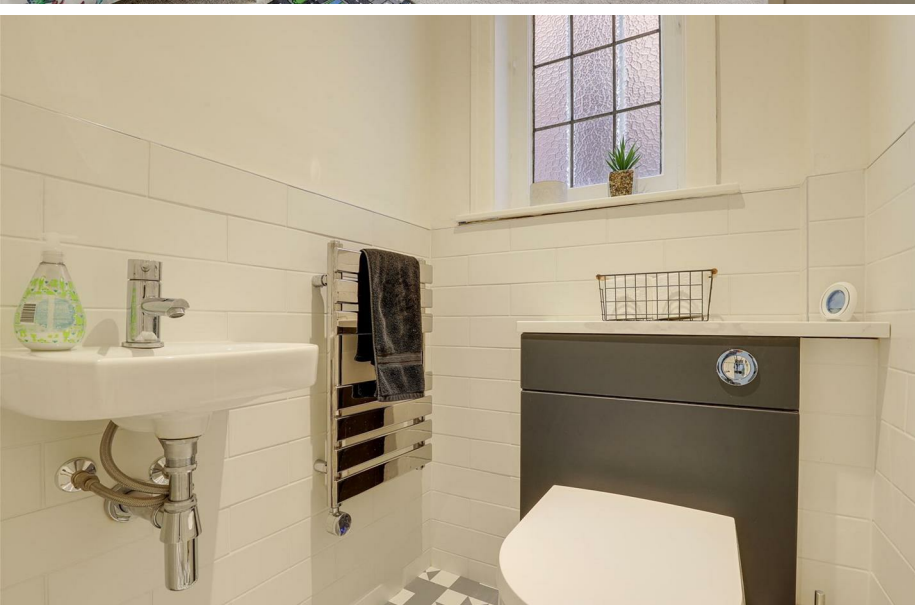
#### LOCATION, SPACE & STYLE...

This substantial detached home is beautifully presented throughout and offers spacious and versatile accommodation thanks to a thoughtfully designed single-storey rear extension. Situated in the heart of West Bridgford, one of Nottingham's most sought-after residential areas, this property is perfectly positioned just a stone's throw from West Bridgford Park and the bustling cafés, bars, and boutique shops of Central Avenue. It also falls within catchment for highly regarded local schools and enjoys excellent public transport links to Nottingham City Centre. Internally, the property offers a wealth of charm and character, blended seamlessly with modern comforts. The welcoming porch sets the tone, leading into a stylish inner hall with Karndean flooring and underfloor heating. The spacious living room features a double-glazed bay window and a cosy recessed alcove with a log-burning stove. The heart of the home is the stunning open-plan kitchen, dining and lounge area, complete with a breakfast island, a bespoke gas fire, and a large aluminium sliding door that opens out to the rear garden – a perfect space for entertaining. The ground floor also benefits from a utility room, a cloakroom hall, and a WC. Upstairs, you'll find four well-proportioned bedrooms, all tastefully decorated, and a luxurious family bathroom featuring both a freestanding double-ended bath and a walk-in shower complete with a separate WC. Outside, the property boasts a private south-facing rear garden with mature planting, lawn and patio areas, while to the front there is a driveway for multiple vehicles, garage access, and gated entry to the garden. This is an ideal home for growing families or professionals, offering both tranquility and convenience in one of the City's premier locations. Early viewing is highly recommended!

#### MUST BE VIEWED







- Substantial Detached House
- Four Double Bedrooms
- Bay-Fronted Living Room With Wood-Burner
- Utility & WC
- Stylish Open Plan Kitchen, Dining & Lounge
- Underfloor Heating & NEST Heating System
- Brand New Boiler
- Three Bathroom Suite & WC
- Generous-Sized South-Facing Garden
- Large Driveway & Integral Garage











GROUND FLOOR

**Porch**  
4'1" x 6'9" (1.26m x 2.06m)

The porch features parquet-style flooring, exposed brick walls, and an arched doorway with single-glazed windows that lead into the main accommodation.

**Inner Hall**  
12'8" x 7'5" (3.87m x 2.27m)

The inner hall boasts Karndeian flooring with underfloor heating, carpeted stairs with wooden spindles, a built-in under-stair cupboard, a NEST thermostat, and a single wooden door with a stained-glass insert providing access from the porch.

**Living Room**  
11'10" x 15'7" (3.62m x 4.75m)

The living room features a UPVC double-glazed bay window to the front, carpeted flooring, a school-style radiator, ceiling coving, a TV point, and a recessed alcove housing a log-burning stove with a decorative mantelpiece and tiled hearth.

**Hall**  
4'1" x 4'6" (1.26m x 1.38m)

The hall has karndeian flooring with underfloor heating, wall-mounted coat hooks, and recessed spotlights.

**Utility Room**  
9'1" x 9'4" (2.78m x 2.86m)

The utility room is fitted with shaker-style base and wall units topped with quartz worktops, a Belfast sink with a swan neck mixer tap, space and plumbing for a washing machine, room for a tumble dryer, Karndeian flooring with underfloor heating, an extractor fan, and a single UPVC door offering side access.

**WC**  
3'11" x 3'10" (1.20m x 1.18m)

This space has a concealed dual flush WC, a wash basin, a chrome heated towel rail, Karndeian flooring with underfloor heating, partially tiled walls, a singular recessed spotlight, and an obscure window to the side elevation.

**Kitchen, Dining & Lounge Area**  
28'7" x 27'2" max (8.73m x 8.29m max)

The kitchen features a range of fitted shaker-style base and wall units with a Butlers pantry/bar, quartz worktops, a breakfast bar island with a bespoke bevelled edge, and a Belfast sink fitted with a Quoooker 3-in-1 boiling water tap. It offers space for an integrated microwave, dishwasher, wine fridge, American-style fridge freezer, and a range cooker with an extractor hood. Open-plan to both dining and lounge areas, the space also includes Karndeian flooring with underfloor heating, a TV point, a recessed alcove housing a bespoke gas fire with a decorative mantelpiece and tiled hearth, recessed spotlights, a partially vaulted ceiling with three skylight windows, and a large aluminium sliding door with fitted blinds that opens out to the rear garden.

FIRST FLOOR

**Landing**  
16'5" x 7'4" (5.01m x 2.25m)

The landing features a UPVC double-glazed stained-glass window to the front elevation, carpeted flooring, a picture rail, and a school-style radiator, providing access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

**Bedroom One**  
15'10" x 11'11" (4.83m x 3.64m)

The main bedroom includes a UPVC double-glazed window to the front elevation, carpeted flooring, a picture rail, recessed spotlights, and a radiator.

**Bedroom Two**  
13'11" x 11'10" (4.26m x 3.63m)

The second bedroom features a UPVC double-glazed window to the rear elevation, carpeted flooring, and a school-style radiator.

**Bedroom Three**  
13'1" x 9'11" (4.00m x 3.03m)

The third bedroom offers a UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail, and a school-style radiator.

**Bedroom Four**  
8'11" x 9'10" (2.72m x 3.02m)

The fourth bedroom includes a UPVC double-glazed window to the front elevation, wood-effect flooring, a picture rail, and a school-style radiator.

**Bathroom**  
9'10" x 6'3" (3.00m x 1.91m)

The bathroom is elegantly appointed with a sunken wash basin set into fitted storage units, complemented by a wall-mounted mirror featuring integrated lighting and cabinetry. It boasts a double-ended bath with central taps and a handheld shower head, alongside a walk-in shower enclosure equipped with a mains-fed shower. Additional fitted storage cupboards provide ample space for toiletries and linens. The room is finished with laminate flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed stained-glass window to the rear elevation.

**WC**  
5'5" x 2'10" (1.67m x 0.87m)

This space includes a low level dual flush WC, tiled flooring, tiled walls, and a stained-glass window to the side elevation.

OUTSIDE

**Front**  
To the front of the property, there is a driveway providing off-street parking for multiple vehicles, access to the garage, hedged boundaries for privacy, and gated entry to the garden.

**Rear**  
To the rear of the property lies a private, enclosed south-facing garden featuring a patio area, steps leading down to a well-maintained lawn, and a variety of mature trees, plants, and shrubs. Additional highlights include a wooden archway, external power points, a garden shed, and beautifully established herbaceous and hedged borders.

**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 - Low risk for rivers & sea / very low risk for surface water  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

**DISCLAIMER**  
The vendor has informed us that there has been a single-storey extension, which is in the process of being signed off for building regulations. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

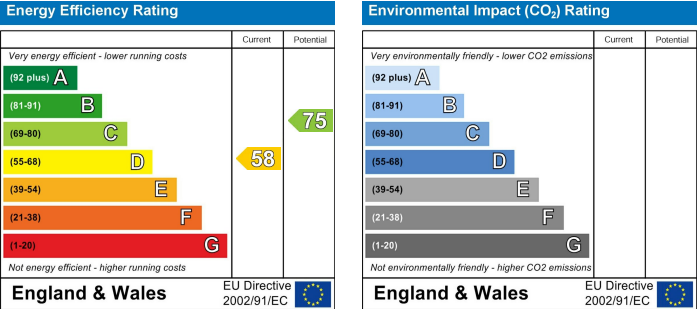
Council Tax Band Rating - Rushcliffe Borough Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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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 licence 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.

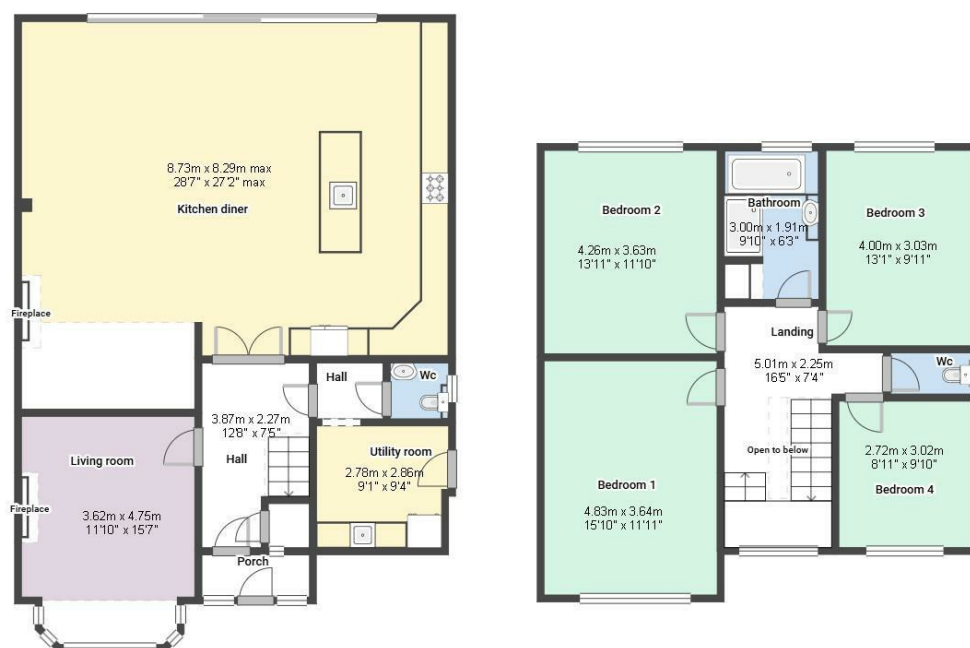
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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**

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