

# HoldenCopley

PREPARE TO BE MOVED

Hill Close, West Bridgford, Nottinghamshire NG2 6GP

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£375,000



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## LOCATION LOCATION LOCATION...

This three-bedroom semi-detached home offers far more than meets the eye, boasting generous accommodation and endless potential to create your perfect family space. Situated in the heart of West Bridgford—one of Nottingham's most sought-after residential locations—this property enjoys the best of suburban living while remaining just moments from a wealth of local amenities. From boutique shops and trendy cafés to excellent transport links and outstanding school catchments, everything you need is right on your doorstep, making this a prime spot for families and professionals alike. The ground floor welcomes you with a porch leading into an entrance hall. There's a spacious reception room which leads into the storage room with double French doors that open directly out onto the rear garden—ideal for relaxing or entertaining in warmer months. The fitted kitchen comes complete with a handy pantry, a separate utility room, and a convenient ground floor W/C complete the layout. Upstairs, the property offers three well-proportioned bedrooms, a three-piece bathroom suite, and access into the loft. Additionally, planning permission has been granted for a single-storey front/side extension, rear extensions, a first-floor window to the side elevation, and a loft conversion. This permission is valid until October 2025. Externally, the home is set back from the road with a lawned front garden and a driveway providing off-street parking. To the rear, you'll find a generous and private garden featuring a decked seating area, a lawn, and a detached garage for added storage or workshop space. With its spacious layout, desirable location, and scope to modernise or extend, this is an ideal opportunity for those looking to put their own stamp on a forever home.

## MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen With Pantry
- Spacious Reception Room
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite
- Off-Road Parking & Detached Garage
- Private Enclosed Rear Garden
- Highly Sought After Location
- Must Be Viewed











GROUND FLOOR

Porch

The porch has UPVC double-glazed windows to the front and side elevation and a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has a UPVC double-glazed obscure window to the side elevation, wood-effect flooring, carpeted stairs, a radiator and a built-in cupboard.

Living Room

12’7" × 14’7" (3.84m × 4.46m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, coving and open access into the dining room.

Dining Room

9’4" × 8’2" (2.87m × 2.51m)

The dining room has wood-effect flooring, a radiator, coving and UPVC double French doors providing access into the storage room.

Storage Room

9’9" × 13’11" (2.98m × 4.25m)

The storage room has velux windows to the ceiling, wood-effect flooring and UPVC double French doors providing access out to the garden.

Hall

7’2" × 11’4" (2.19m × 3.46m)

The hall has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a single door providing side access.

Utility Room

8’7" × 8’6" (2.62m × 2.60m)

The utility room has fitted base units with a worktop, a stainless steel sink with a drainer, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, wood-effect flooring, partially tiled walls and UPVC double-glazed windows to the rear elevation.

W/C

6’0" × 2’10" (1.83m × 0.88m)

This space has a low level flush W/C, a wash basin with storage and a tiled splashback, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

Kitchen

8’9" × 12’0" (2.67m × 3.67m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, space and plumbing for a dishwasher, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, access into the pantry, wood-effect flooring, partially tiled walls and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

12’9" × 13’8" (3.89m × 4.19m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a recessed chimney breast alcove and built-in cupboards.

Bedroom Two

10’7" × 11’3" (3.25m × 3.45m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bedroom Three

10’11" × 7’6" (3.35m × 2.31m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

5’4" × 10’0" (1.64m × 3.05m)

The bathroom has a low level flush W/C, a wall-mounted wash basin with fitted storage, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, wood-effect flooring, partially tiled walls, a heated towel rail, an extractor fan, access into the loft, a built-in cupboard and UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front is a driveway and a garden with a lawn, mature trees and shrubs.

Rear

To the rear is a private garden with a fence panelled boundary, a decked seating area, a lawn, mature trees and a detached garage.

Garage

8’2" × 16’8" (2.51m × 5.09m)

The garage has UPVC double-glazed windows, lighting, power points, a roller garage door and a single door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

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.

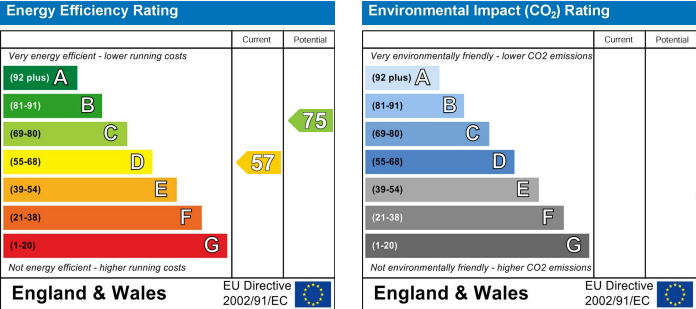
The vendor has advised the following:

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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