

# HoldenCopley

PREPARE TO BE MOVED

Haddon Road, West Bridgford, Nottinghamshire NG2 6EP

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Guide Price £550,000 - £575,000

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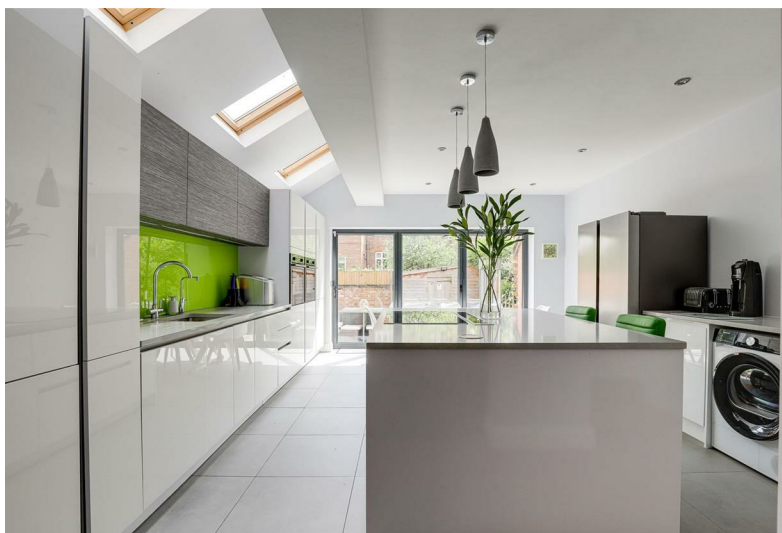


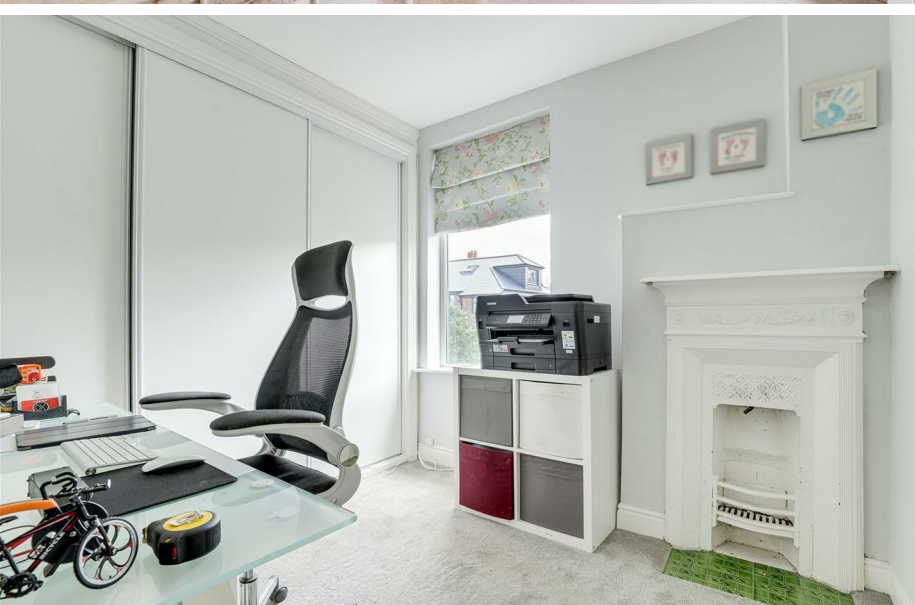
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## LOCATION, LOCATION, LOCATION...

This beautifully presented four-bedroom semi-detached home perfectly combines original charm with modern family living, offering stylish, spacious accommodation across three floors. Nestled on a quiet no-through road in a highly sought-after residential location, this property is within easy reach of the vibrant centre of West Bridgford, boasting an array of excellent amenities, outstanding schools, and convenient access to Nottingham City Centre and local universities. Stepping inside, you are welcomed by an inviting entrance hall that sets a warm and stylish tone. To the front, the living room enjoys a beautiful large bay window, filling the space with natural light and maintaining the home's charming character. The heart of this home is the stunning open-plan living, dining, and kitchen area to the rear, designed with modern family life and entertaining in mind. The contemporary kitchen features a large breakfast bar island, ideal for casual dining and social gatherings. Upstairs on the first floor, you'll find two spacious double bedrooms, a comfortable single bedroom and a four-piece family bathroom suite. The top floor offers a private fourth double bedroom, complete with its own three-piece bathroom suite. Externally, the property continues to impress. To the front, a driveway provides off-road parking, while to the rear, the south-facing garden features a patio seating area and a well-maintained lawn, perfect for enjoying the outdoors. For added peace of mind, the home is equipped with a fully monitored alarm system and external CCTV.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Open-Plan Modern Kitchen Diner
- Two Bathrooms
- Driveway
- South-Facing Rear Garden
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'4" x 20'9" (1.65m x 6.35m)

The entrance hall has a mix of exposed wooden flooring and original tiled flooring, carpeted stairs, a radiator, ceiling coving and a single wooden door providing access into the accommodation.

Living Room

11'11" x 14'10" (3.65m x 4.53m)

The living room has carpeted flooring, a radiator, ceiling coving, a picture rail, a recessed chimney breast alcove with a feature log burner and hearth and a UPVC double-glazed bay window with fitted shutters to the front elevation.

Snug

13'11" x 10'1" (4.26m x 3.08m)

The snug has carpeted flooring, a vertical raidator, a picture rail, ceiling coving, open-plan access to the kitchen diner and two UPVC double-glazed windows to the side elevation.

Kitchen Diner

17'7" x 14'10" (5.37m x 4.54m)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar island, an undermount sink and a half with a boiling water tap, an integrated double oven, a hob, downward draft extractor fan, a dishwasher, space and plumbing for a washing machine, recessed spotlights, recessed spotlights, tiled flooring with underfloor heating, an in-built storage cupboard, three Velux windows and bifold doors opening out to the rear garden.

FIRST FLOOR

Landing

5'5" x 23'2" (1.66m x 7.07m)

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

11'11" x 15'11" (3.65m x 4.87m)

The main bedroom has exposed wooden flooring, a radiator, fitted floor-to-ceiling sliding door wardrobes, a traditional fireplace and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12'11" x 10'0" (3.94m x 3.06m)

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

Bedroom Three

8'2" x 8'11" (2.49m x 2.73m)

The third bedroom has carpeted flooring, a radiator, a traditional fireplace, a fitted floor-to-ceiling sliding door wardrobe and a UPVC double-glazed window to the rear elevation.

Bathroom

7'0" x 8'10" (2.14m x 2.71m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a shower fixture, a heated towel rail, recessed spotlights, an extractor fan, tiled walls and flooring and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, a Velux window, access to the second floor accommodation and access to the loft.

Bedroom Four

10'0" x 14'11" (3.07m x 4.55m)

The fourth bedroom has carpeted flooring, a radiator, a traditional fireplace, storage in the eaves, exposed wooden beams, a Velux window and a UPVC double-glazed window with fitted shutters to the side elevation.

Bathroom

6'11" x 5'4" (2.12m x 1.65m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, recessed spotlights, an extractor fan, tiled walls and flooring.

OUTSIDE

Front

To the front of the property is a gravel driveway providing off-road parking and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south-facing garden with a paved patio seating area, a lawn, two wooden sheds that has power supply, fence panelling and brick-wall boundaries.

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

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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 license 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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

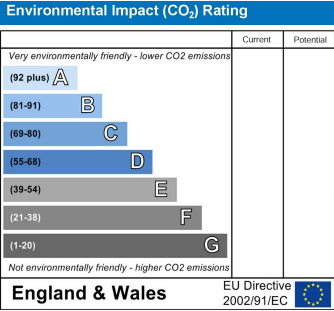
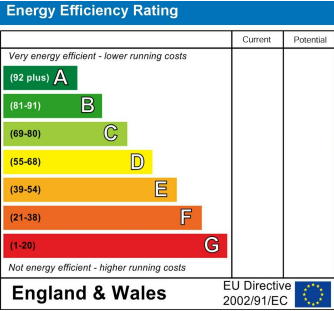
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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