

# HoldenCopley

PREPARE TO BE MOVED

Eltham Road, West Bridgford, Nottinghamshire NG2 5JT

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£550,000



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## LOCATION LOCATION LOCATION...

This well-presented four-bedroom semi-detached home is perfect for growing families looking for a property they can move straight into! Situated in the highly sought-after location of West Bridgford, this home is just a stone's throw from local shops, great schools, fantastic eateries, and excellent transport links. To the ground floor, you'll find an inviting entrance hall leading to a spacious living room featuring a large bay window and a cosy log burner, perfect for those colder evenings. To the rear, a versatile dining room flows seamlessly into a modern, open-plan kitchen, ideal for both family living and entertaining guests. Double French doors open directly onto the rear garden, creating an inviting indoor-outdoor living experience. Upstairs, there are four generous double bedrooms, with the main bedroom benefiting from a stylish en-suite, while the other bedrooms are serviced by a family bathroom. Outside, the property offers a driveway providing off-road parking for two cars to the front. The generous south-facing rear garden is a true highlight, featuring a patio seating area, a lush lawn bordered by mature shrubs and plants, and a dedicated vegetable patch – perfect for enjoying the outdoors.

MUST BE VIEWE!







- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish En-Suits & Family Bathroom
- Driveway
- South-Facing Rear Garden
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'5" x 6'5" (3.50m x 1.97m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built storage cupboard, a picture rail, two UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

11'11" x 12'11" (3.65m x 3.96m)

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

Dining Room

9'10" x 18'8" (3.02m x 5.71m)

The dining room has wooden flooring, a radiator, open-plan access to the kitchen and a double French doors opening out to the rear garden.

Kitchen

9'4" x 27'2" (2.85m x 8.29m)

The kitchen has a range of fitted base and wall units with granite worktops and a breakfast bar, a sink and a half with a drainer and a swan neck mixer tap, an integrated dishwasher, space for a range cooker and an American fridge freezer, partially tiled walls, recessed spotlights, tiled flooring a radiator and two UPVC double-glazed windows to the front and rear elevation.

FIRST FLOOR

Landing

11'1" x 8'2" (3.40m x 2.50m)

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

Master Bedroom

11'3" x 11'2" (3.43m x 3.41m)

The main bedroom has carpeted flooring, a radiator, a picture rail, a feature fireplace, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

7'2" x 7'8" (2.20m x 2.35m)

The en-suite has a low level dual flush W/C, a counter top wash basin, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'2" x 10'4" (3.42m x 3.17m)

The second bedroom has exposed wooden flooring, a radiator, a picture rail and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'5" x 9'6" (3.18m x 2.92m)

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

Bedroom Four

12'0" x 9'6" (3.68m x 2.90m)

The fourth bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed windows to the rear elevation.

Bathroom

7'9" x 6'10" (2.38m x 2.09m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps, a shower enclosure with a shower fixture, a heated towel rail, partially tiled wall, ceiling coving, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars, hedge borders and fence panelling boundaries.

Rear

To the rear is a south-facing private garden with a patio seating area, a canopy, a lawn bordered by established plants and shrubs, a shed, a vegetable patch and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Superfast 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

DISCLAIMER

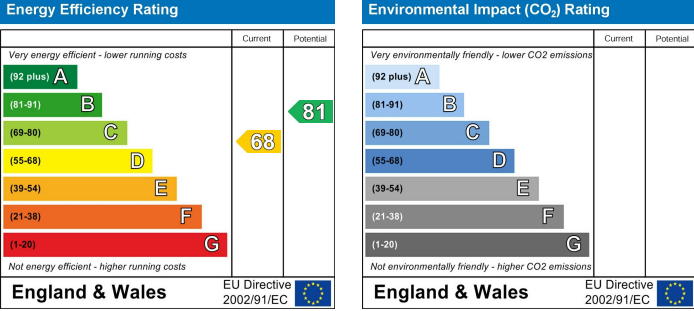
Council Tax Band Rating - Rushcliffe Borough Council - Band C  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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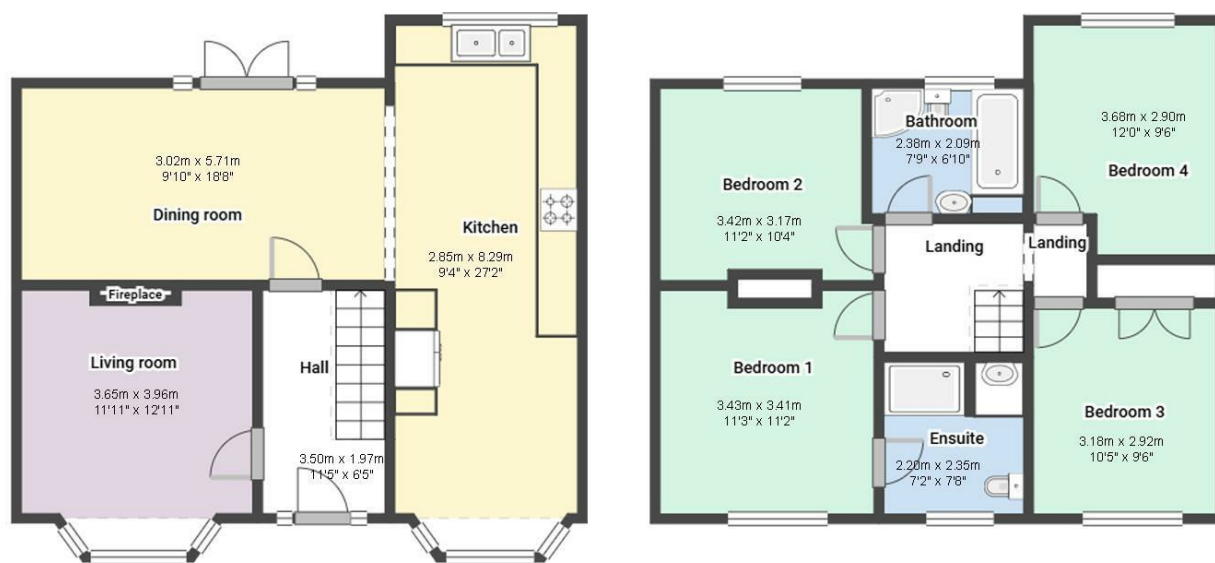
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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