

# HoldenCopley

PREPARE TO BE MOVED

Priory Road, West Bridgford, Nottinghamshire NG2 5HX

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£750,000



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## NO UPWARD CHAIN...

This detached family residence occupies a substantial plot in the heart of West Bridgford, one of Nottingham's most desirable locations. Overflowing with charm and character, this beautifully maintained home boasts a wealth of original period features including picture rails, wooden flooring, and stained-glass windows, whilst being offered to the market with no upward chain. Upon entering, you are greeted by an enclosed porch and an entrance hall that immediately showcases the home's traditional appeal. The ground floor features two generously proportioned reception rooms, a bright and airy kitchen diner, and a convenient shower room suite. Upstairs, the first floor offers four well-sized bedrooms, all serviced by a bathroom and a separate WC. Externally, the home continues to impress with a block-paved driveway leading to an integral garage, offering ample off-road parking. To the rear, the beautifully maintained private garden is complete with a large manicured lawn, mature planting, and plenty of space for outdoor dining, family activities or further landscaping potential. Perfectly positioned just a stone's throw from West Bridgford Park and the vibrant café culture of The Avenue, it is also within catchment for highly regarded local schools and benefits from excellent public transport links to Nottingham City Centre.

## MUST BE VIEWED







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Bathroom & Shower Suite
- Boarded Loft For Additional Storage Space
- Driveway & Integral Garage
- Well-Maintained Rear Garden
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Porch

6\*9" x 3\*4" (2.07m x 1.04m)

The porch has terracotta parquet tiled flooring, exposed brick walls, a full-height UPVC double-glazed window alongside a single UPVC door providing access into the accommodation.

Entrance Hall

12\*9" x 7\*4" (3.89m x 2.24m)

The entrance hall has wooden flooring, carpeted stairs, an in-built under stair cupboard, a picture rail, a radiator, and a single wooden door with a stained-glass insert via the porch.

Living Room

15\*6" x 11\*11" (4.73m x 3.65m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a picture rail, a feature fireplace, and a TV point.

Dining Room

11\*10" x 13\*11" (3.63m x 4.25m)

The dining room has carpeted flooring, a picture rail, a radiator, a feature fireplace, and double French doors opening out to the rear garden.

Kitchen Diner

16\*8" x 9\*11" (5.10m x 3.03m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, an integrated fridge, a freestanding washing machine, in-built storage cupboards, wood-effect flooring, a radiator, space for a dining table, tiled splashback, a single-glazed window and three UPVC double-glazed windows to the rear elevation, and a single wooden door providing access to the garden.

Shower Room

4\*0" x 8\*11" (1.23m x 2.72m)

The shower room has a concealed flush WC combined with a sunken wash basin and fitted storage, a wall-mounted mirror and electrical shaving point, a shower enclosure with bi-folding doors and a wall-mounted electric shower fixture, a radiator, tiled splashback, vinyl flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Garage

15\*8" x 9\*2" (4.78m x 2.81m)

The garage has lighting, power points, a wall-mounted boiler, a single door providing side access, and double doors opening out onto the front driveway.

FIRST FLOOR

Landing

7\*5" x 16\*11" (2.28m x 5.18m)

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

Bedroom One

16\*0" x 11\*11" (4.88m x 3.65m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a picture rail, a radiator, and a range of fitted furniture including wardrobes, a dressing table and overhead storage.

Bedroom Two

11\*11" x 13\*11" (3.65m x 4.25m)

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

Bedroom Three

9\*10" x 10\*0" (3.02m x 3.05m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail, a radiator, and fitted wardrobes with overhead cupboards.

Bedroom Four

10\*4" x 8\*11" (3.17m x 2.73m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a picture rail, and two in-built cupboards.

Bathroom

9\*10" x 6\*5" (3.01m x 1.96m)

The bathroom has a pedestal wash basin, a panelled bathtub with a wall-mounted electric shower fixture, partially tiled walls, a radiator, in-built cupboards, ceiling tiles, wall-mounted chrome towel rail, and a UPVC double-glazed stained-glass window to the rear elevation.

WC

2\*11" x 5\*10" (0.89m x 1.78m)

This space has a low level flush WC, partially tiled walls, ceiling tiles, and a UPVC double-glazed stained-glass window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing access to the garage, complemented by external lighting, a gravelled area with a variety of plants, side gated access to the rear, and enclosed by mature hedged boundaries.

Rear

To the rear of the property lies a private, enclosed garden featuring a paved patio area, a lawn with a patio pathway, an array of plants and shrubs, mature trees, and hedged boundaries providing a sense of seclusion.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- 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 – N/A
- Other Material Issues – N/A

DISCLAIMER

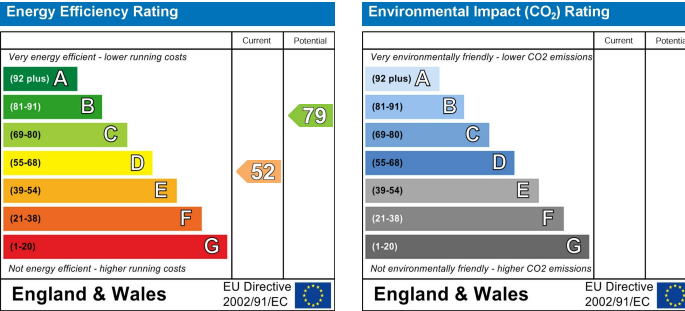
Council Tax Band Rating - Rushcliffe Borough Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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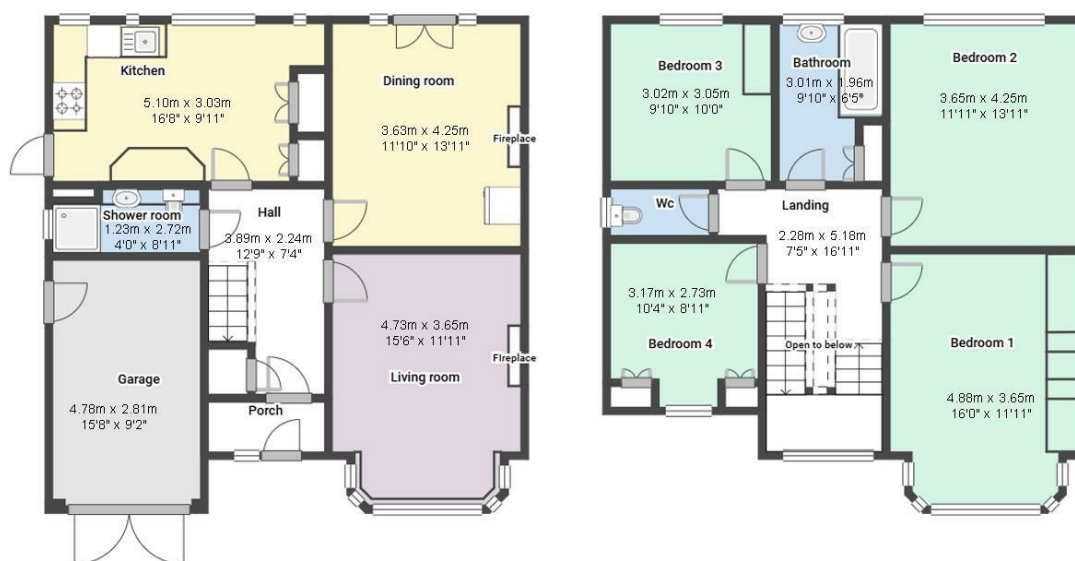
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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