

HoldenCopley

PREPARE TO BE MOVED

Abbey Circus, West Bridgford, Nottinghamshire NG2 5LY

Offers Over £425,000

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IMMACULATELY PRESENTED THROUGHOUT...

This stunning three-bedroom semi-detached home is immaculately presented and freshly decorated, making it a perfect choice for anyone looking to move straight in without lifting a finger. Situated in the heart of West Bridgford this property enjoys easy access to an array of local amenities including independent shops, cafes, bars, and restaurants. It is also well-served by excellent transport links, and falls within the catchment area for top-rated schools, making it ideal for families and professionals alike. To the ground floor, the accommodation comprises an entrance hall, a spacious bay-fronted living room featuring a cast iron open fireplace, and a stylish shaker-style kitchen-diner with integrated appliances, another feature cast iron fireplace, and French doors that open out to the rear garden – perfect for entertaining. Upstairs, the first floor offers two generously sized double bedrooms, a further single bedroom, and a fitted four-piece bathroom suite updated just two years ago, complete with a beautiful freestanding roll-top bathtub. Outside, the property benefits from a block-paved driveway providing off-street parking to the front, alongside a lawned garden. To the rear is a private garden, featuring a paved patio area, a brick-built outhouse, a lawn surrounded by mature trees and planting, a new shed, and an additional block-paved seating area, offering a peaceful retreat. This exceptional property combines stylish living with everyday practicality, offering a move-in-ready home in one of Nottingham's most desirable locations.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bay Fronted Living Room With Cast Iron Open Fireplace
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Four Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Immaculate Throughout
- Highly Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'5" x 6'11" (2.88m x 2.12m)

The entrance hall has double-glazed windows to the front elevation, LVT flooring, carpeted stairs, a radiator, a picture rail and a single door providing access into the accommodation.

Living Room

13'2" into bay x 11'5" (4.02m into bay x 3.49m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a cast iron open fireplace with ornate detailing with a tiled hearth, built-in cupboards and shelving, a picture rail, coving and a ceiling rose.

Kitchen-Diner

17'4" max x 12'5" (5.30m max x 3.79m)

The kitchen-diner has a range of fitted shaker style base and wall units with wooden worktops, a freestanding gas cooker with an extractor hood, an integrated fridge-freezer and dishwasher, a Belfast sink with a drainer and swan neck mixer tap, LVT flooring, a radiator, built-in cupboards with shelving, a cast iron open fireplace with ornate detailing with a tiled hearth, a built-in cupboard with space and plumbing for a washing machine, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'7" x 2'9" min (2.02m x 0.85m min)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, a picture rail, a ceiling rose, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

11'5" x 11'5" (3.50m x 3.48m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a cast iron open surround with ornate detailing, a picture rail and a ceiling rose.

Bedroom Two

11'10" x 10'5" (3.63m x 3.18m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a cast iron open surround with ornate detailing, two built-in floor to ceiling wardrobes, a picture rail and a ceiling rose.

Bedroom Three

7'10" x 6'11" (2.40m x 2.11m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a picture rail and a ceiling rose.

Bathroom

8'8" x 6'10" (2.65m x 2.10m)

The bathroom has a low level flush W/C, a vanity style wash basin, a freestanding roll top bathtub with central taps and a hand-held shower, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a recessed wall alcove, partially tiled and panelled walls, LVT flooring, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn, a block paved driveway and a gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio, a brick-built outhouse with space for a tumble dryer and freezer, a lawn, various plants, mature trees, a shed and a block paved seating area.

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 & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Any shared or communal facilities? Shared alleyway (bin storage)

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.

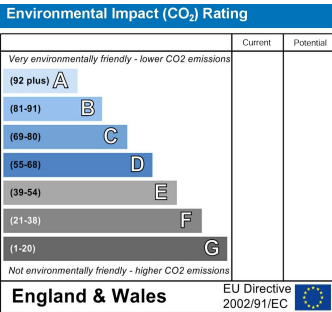
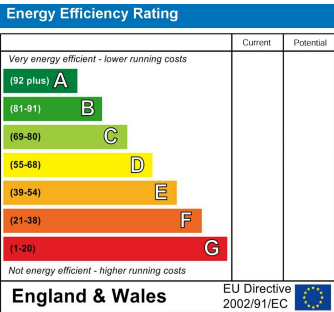
The vendor has advised the following:

Property Tenure is Freehold

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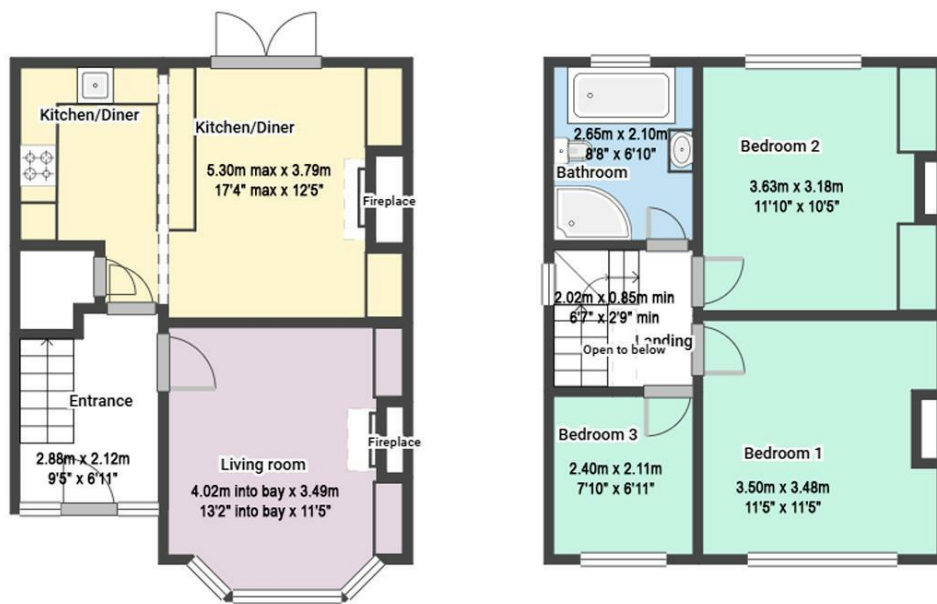
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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