

HoldenCopley

PREPARE TO BE MOVED

Priory Road, West Bridgford, Nottinghamshire NG2 5HU

Guide Price £800,000 - £850,000

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BEAUTIFULLY RENOVATED EDWARDIAN FAMILY HOME...

Nestled just moments from West Bridgford Park and The Avenue, this impressive five double bedroom Edwardian residence seamlessly blends timeless character with contemporary luxury. A true reflection of the owner's vision and meticulous attention to detail, this family home radiates refined elegance and timeless sophistication—seamlessly blending original and restored period features with a striking contemporary design, both inside and out. Beyond the storm porch, the spacious inner hallway sets the tone for the home's interior. To the front, the lounge boasts a multi-fuel burning stove, perfect for cozy evenings, while a dedicated cinema room offers an immersive entertainment experience. A stylish W/C completes the front of the ground floor. To the rear, a breathtaking extension reveals a light-filled, open-plan kitchen-diner—undeniably the heart of the home. This space is defined by a sleek granite breakfast island, an array of premium integrated appliances, designer flooring with underfloor heating, and aluminium bi-folding doors that effortlessly open out onto a sun-drenched rear deck. The first floor hosts a generously proportioned main bedroom alongside two additional spacious double bedrooms, all served by a beautifully appointed family bathroom with high-end finishes. The second floor reveals a converted loft, thoughtfully designed to include two further double bedrooms and a chic, contemporary shower room—ideal for guests or growing families. Outside, the home continues to impress. To the front, there is convenient off-road parking, while the rear garden is a true outdoor sanctuary. South-facing and professionally landscaped, it features yellow Balau decking, a designated space for a sunken hot tub, raised decked planters with a vibrant mix of plants and shrubs, potted palm trees, and a low-maintenance artificial lawn—perfect for entertaining or relaxing on warm summer days.





- Three-Storey Edwardian Family Home
- Five Double Bedrooms
- Cinema Room With Media Wall & Starlight Ceiling
- 22 ft x 19 ft Open Plan Dining Kitchen-Diner
- Range Of Integrated Miele Appliances
- Living Room With Original Features & Multi-Fuel Burner
- Extensively Renovated Throughout
- South-Facing Landscaped Garden
- Highly Sought After Central Location
- Off-Road Parking





GROUND FLOOR

Storm Porch

The storm porch has original Edwardian tiled flooring, outdoor lighting, a feature archway and a wooden door with a stained glass insert providing access into the accommodation.

Entrance Hall

24'11" x 5'8" (7.62m x 1.73m)

The entrance hall has painted wooden flooring, a traditional column radiator, coving to the ceiling, a ceiling rose with light fittings and painted stairs with wooden spindles leading to the first floor accommodation.

Living Room

12'0" x 14'11" (3.66m x 4.57m)

The living room has a feature arch way, a wood framed stained glass square bay window with fitted shutters to the front elevation, a traditional column radiator, decorative coving to the ceiling, a ceiling rose with a light fitting, a recessed alcove with exposed painted brick, a Portway multi-fuel burner, a decorative mantelpiece and tiled hearth, a picture rail, carpeted flooring and two bespoke fitted shelving cabinets.

Cinema Room

10'3" x 10'11" (3.13m x 3.35m)

The cinema room has carpeted flooring, recessed spotlights, star ceiling lights, LED floor lights, a radiator, in-built cinema seats, a media wall with space for a sound bar and a TV/Sky point.

Inner Hall

The inner hall has painted wooden flooring, a traditional column radiator, coving to the ceiling, a ceiling rose with light fittings, a decorative ceiling arch into the kitchen and an in-built under stair cupboard, which features a whole house water filtration system.

W/C

3'0" x 6'2" (0.92m x 1.89m)

This space has a low level flush W/C, a wall mounted wash basin, coving to the ceiling, a ceiling rose with a light fitting and painted wooden flooring.

Kitchen-Diner

22'10" x 19'3" (6.96m x 5.87m)

The kitchen-diner has a range of fitted base and wall units with River Valley White Granite worktops and feature breakfast bar island, three pull out larder cupboards, an inverted ceramic sink and a half with a movable swan neck mixer tap, an integrated Miele microwave, oven, grill, five burner gas hob and dishwasher, space for an American style fridge freezer, space for a tumble dryer, space and plumbing for a washing machine, Herringbone flooring, piped underfloor heating with a wall-mounted thermostat, partially wood cladded feature walls, a wall mounted shelf with LED neon signs either side, a feature exposed steel ceiling beam, a range of feature copper pendant light fixtures, a ceiling rose, three Velux windows, a traditional column radiator, a range of double power sockets, a TV point, a triple frosted glass double glazed Anthracite grey door leading to an outdoor bin store and a full-width Aluminium bi-folding door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a ceiling rose with a light fitting, coving to the ceiling, a light tunnel with mobile controlled LED lighting, a traditional column radiator and provides access to the first floor accommodation.

Bedroom One

12'6" x 16'3" (3.82m x 4.97m)

The main bedroom has two wood framed stained glass windows with fitted shutters to the front elevation, coving to the ceiling, a ceiling rose with light fittings, a range of double power sockets, carpeted flooring, a picture rail and a traditional column radiator.

Bedroom Two

11'0" x 12'8" (3.37m x 3.87m)

The second bedroom has an Anthracite double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a ceiling rose with a light fitting, an original open cast iron fireplace, a picture rail, a traditional column radiator and a bespoke fitted shelving unit.

Bedroom Three

10'2" x 12'0" (3.12m x 3.68m)

The third bedroom has an Anthracite double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a ceiling rose with a light fitting, an original open cast iron fireplace, a dado rail, a traditional column radiator and a bespoke fitted shelving unit.

Bathroom

9'6" x 7'5" (2.92m x 2.28m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with a wall-mounted mirrored cabinet, a bath with a floor-standing swan neck mixer tap, a shower enclosure with an overhead rainfall shower and wall-mounted chrome fixtures, a column radiator with a chrome towel rail, floor to ceiling Porcelain tiles, recessed spotlights and a UPVC Anthracite double glazed obscure window to the side elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a dual-foiled UPVC double glazed window to the side elevation, a radiator and provides access to the second floor accommodation.

Storage

This storage space houses the Vogue boiler and has a Velux window.

Bedroom Four

10'4" x 10'2" (3.15m x 3.11m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, recessed spotlights and a radiator.

Bedroom Five

10'4" x 9'9" (3.17m x 2.99m)

The fifth bedroom has a Velux window, carpeted flooring, a radiator, recessed spotlights and eaves storage.

Bathroom

5'4" x 8'9" (1.64 x 2.69m)

The bathroom has a low level dual flush W/C, a wash basin with a storage cupboard, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor to ceiling Porcelain tiles, a chrome heated towel rail, recessed spotlights and a Velux window.

OUTSIDE

Front

To the front of the property is a cobblestone driveway providing off-road parking, a hedge and shrub, an electric meter, outdoor lighting and double gated access to the bin store.

Rear

To the rear of the property is a private enclosed south-facing garden with cedar cladded walls, outdoor lighting, power sockets and an outdoor tap, a range of cedar fencing, a Yellow Balau decking area, potted palm trees, an olive plant sunken into decking, space for a sunken hot tub, steps leading down to an astro-turf garden with a range of mature shrubs, Cyprus trees, palms and olives with raised beds in brick rendered walls.

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 – Residential Use Only: The land must only be used for private residential purposes.

The erection of shops, hotels, public houses, factories, or any business premises is prohibited. No business, trade, or commercial signage is permitted. Building and Design Restrictions: Only private dwellinghouses (either detached or semi-detached) may be built, in accordance with approved plans and materials (stone or pressed/dressed brick). No building is permitted within 15 feet of the road (building line), except for fences or walls. Minimum and maximum heights are specified for boundary fences. Temporary Structures Prohibited: Temporary buildings, fairground equipment, or similar structures (e.g. booths, swings, roundabouts) are not allowed on the property. Excavation for brick or tile making is also prohibited. Boundary Maintenance Obligations: Owners are required to erect and permanently maintain substantial boundary fencing or walls on the east and south sides of the land, with specific height restrictions depending on location relative to the building line. Financial Contributions to Roadworks: The property carries obligations to contribute to the cost of surfacing, sewerage, and maintaining Ethelbert Grove (the adjoining road), including an initial contribution calculated per foot of road frontage and an ongoing maintenance share until the road is adopted by the local authority. Tithe Rent Charge Apportionment: The owner must pay a nominal annual sum (1s 6d) and may be required to contribute to the cost of apportioning historic tithe rent charges related to the wider estate.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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.

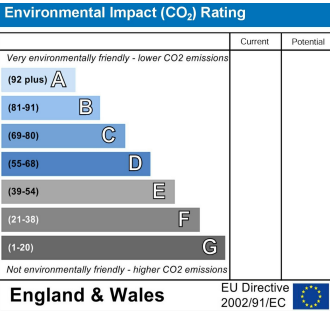
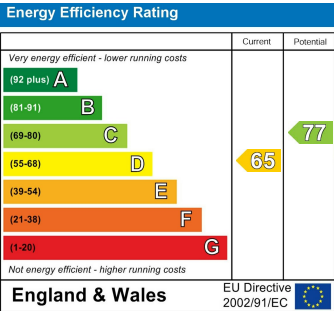
The vendor has advised the following:

Property Tenure is Freehold

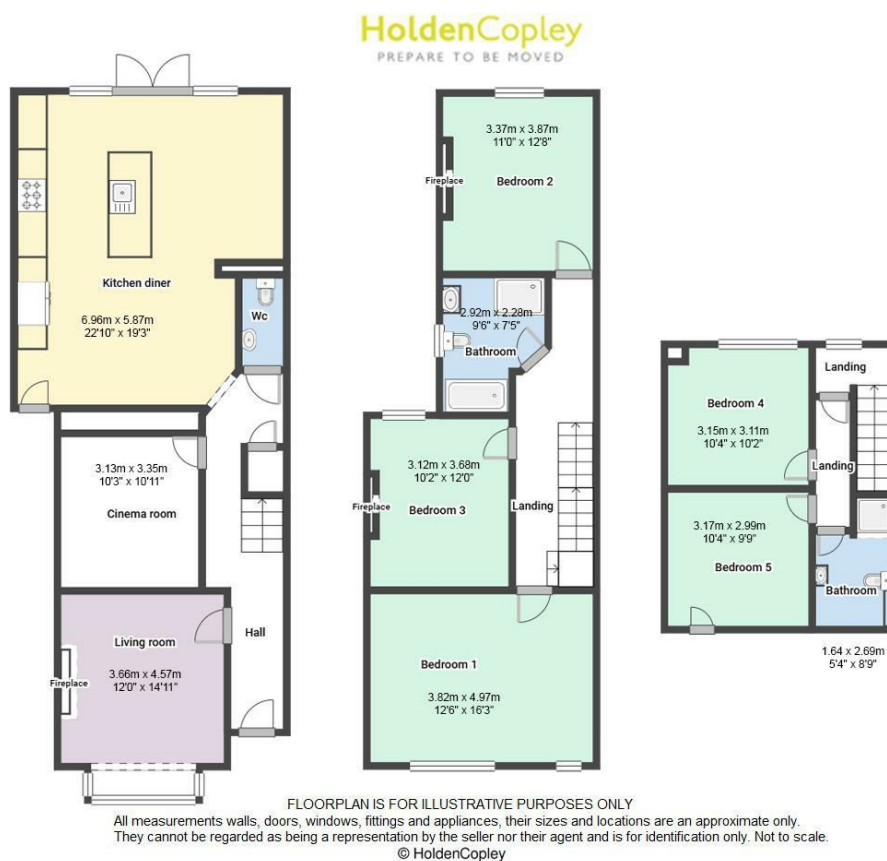
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.



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