

HoldenCopley

PREPARE TO BE MOVED

Edward Road, West Bridgford, Nottinghamshire NG2 5GE

Guide Price £750,000 - £800,000

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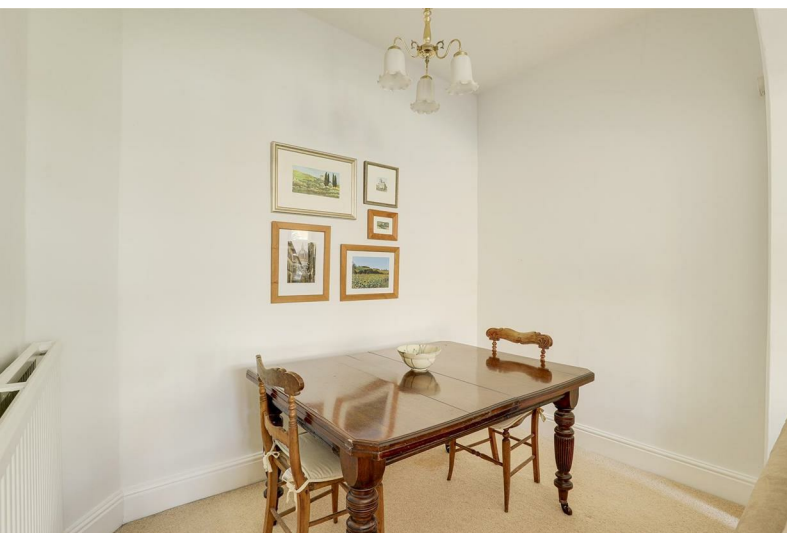


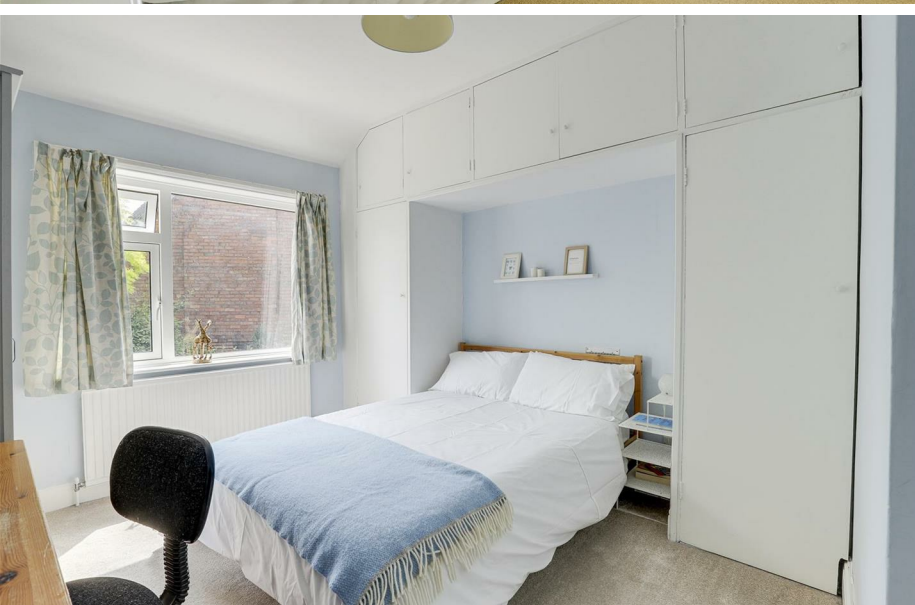
GUIDE PRICE: £750,000 - £800,000

SPACIOUS FAMILY HOME IN A SOUGHT-AFTER LOCATION

This impressive and generously proportioned property offers a harmonious blend of original character features and modern enhancements throughout, making it the ideal home for growing families. Situated in a highly sought-after location just a short distance from West Bridgford Town Centre, the property benefits from easy access to a wealth of local amenities including shops, bars, and restaurants, along with excellent transport links into Nottingham City Centre. Internally, the ground floor boasts a spacious and welcoming entrance hall, a bright and airy living room with open access to a dining area, a charming sitting room with a bay window, and a fitted kitchen complete with double French doors leading out to the garden and access into the garage. A convenient ground floor W/C completes this level. To the first floor, the property offers a large master bedroom with its own en-suite, three further double bedrooms, a family bathroom suite, and a separate W/C for added convenience. The second floor hosts two additional bedrooms, ideal for use as guest rooms, home offices, or playrooms. Externally, the property enjoys a large frontage with a driveway providing ample off-street parking and access to the garage. To the side and rear are private, well-maintained gardens featuring patio seating areas, lawns, and a variety of mature plants, perfect for relaxing or entertaining during the warmer months. This is a rare opportunity to purchase a truly spacious home in one of West Bridgford's most desirable locations.

MUST BE VIEWED!





- Substantial Detached House
- Six Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Bathroom Suite With Separate W/C
- Ground Floor W/C
- Garage
- Driveway
- Enclosed Side & Rear Garden
- Popular Location





GROUND FLOOR

Porch

The porch has tiled flooring, courtesy lighting, single-glazed wooden windows to the front elevation, and double wooden doors providing access into the accommodation

Entrance Hall

10'5" x 17'2" (3.19 x 5.25m)

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, a UPVC double-glazed stained glass windows to the side elevation, and a single UPVC door via the porch.

Living Room

12'11" x 16'0" (3.95m x 4.90m)

The living room has carpeted flooring, coving to the ceiling, a feature cast iron-tiled fireplace with a hearth and decorative surround, a radiator, a UPVC double-glazed stained glass bay window to the front elevation, and an archway providing open access to the dining area.

Dining Area

8'11" x 5'11" (2.72m x 1.80m)

The dining area has carpeted flooring and a radiator.

Sitting Room

11'10" x 15'7" (3.61m x 4.75m)

The sitting room has carpeted flooring, coving to the ceiling, a radiator, a fitted bookshelf, and a UPVC double-glazed stained glass bay window to the side elevation.

Kitchen

9'4" x 20'3" (2.86m x 6.18m)

The kitchen has a range of fitted base and wall units with rolled-edge laminate worktops, a stainless steel sink and a half with a drainer, space for a cooker, space for a fridge and freezer, space and plumbing for a dishwasher, two radiators, partially tiled walls, space for a dining table, two UPVC double-glazed windows to the side elevations, a skylight, internal access to the garage, and double French doors opening out onto the rear garden.

W/C

7'7" x 3'0" (2.33m x 0.93m)

This space has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, an in-built cupboard, a radiator, tiled flooring, and a UPVC single-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

10'6" x 15'0" (3.22m x 4.58m)

The landing has carpeted flooring, coving to the ceiling, a radiator, and provides access to the first floor accommodation.

Master Bedroom

13'1" x 16'0" (3.99m x 4.90m)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed stained glass window to the front elevation, and access into the en-suite.

En-Suite

8'1" x 5'2" (2.47m x 1.59m)

The en-suite has a low level dual flush W/C, a countertop wash basin with fitted storage, a shower enclosure with a mains fed rainfall shower, a radiator, an extractor fan, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'7" x 12'0" (3.86m x 3.66m)

The second bedroom has carpeted flooring, a radiator, fitted wardrobes with overhead cupboards, and a UPVC double-glazed window to the side elevation.

Bedroom Three

11'0" x 13'1" (3.37m x 4.01m)

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

Bedroom Four

9'10" x 9'1" (3.02m x 2.79m)

The fourth bedroom has a partially vaulted ceiling, carpeted flooring, a radiator, and a UPVC double-glazed stained glass window to the front elevation.

Bathroom

7'11" x 5'1" (2.43m x 1.56m)

The bathroom has a pedestal wash basin, a panelled bath with a mains fed shower, a radiator, an extractor fan, partially tiled walls, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

W/C

4'10" x 3'1" (1.48m x 0.96m)

This space has a low level flush W/C, a radiator, tiled flooring, and a single-glazed obscure window to the side elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, an in-built cupboard, and provides access to the first second floor accommodation.

Bedroom Five

10'11" x 10'6" (3.34m x 3.22m)

The fifth bedroom has carpeted flooring, a partially vaulted ceiling, and a UPVC double-glazed window to the side elevation.

Bedroom Six

8'8" x 14'6" (2.65m x 4.44m)

The sixth bedroom has carpeted flooring, a partially vaulted ceiling, eaves storage, a UPVC double-glazed window to the side elevation, and Velux window.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for multiple vehicles, a gravelled area with various shrubs, gated side access leading to the side garden, access to the garage, and brick wall boundaries

Side

To the side of the property is a private garden featuring a patio seating area, a lawn, various mature trees, plants and shrubs, and hedge boundaries

Garage

11'10" x 21'6" (3.63m x 6.56m)

The garage has lighting, power points, an up-and-over door providing access from the front, a single-glazed wooden-framed window to the rear elevation, and a wooden door providing access to the rear garden.

Rear

To the rear of the property is a private garden with a patio seating area, external lighting, and hedge boundaries

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1880 Mbps (download) 220 Mbps (upload)
Phone Signal - Good 4G/5G coverage
Electricity - Mains Supply
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 - Very Low
Non-Standard Construction - No
Any Legal Restrictions - No
Other Material Issues - No

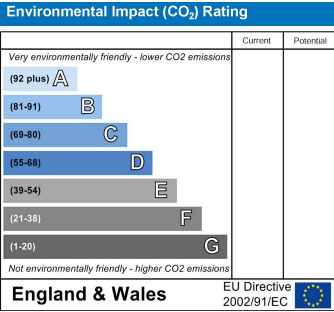
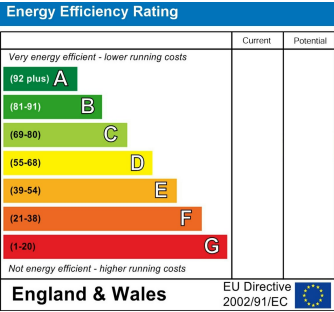
DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E
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 licence 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.

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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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01156712555

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

www.holdencopley.co.uk

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