

HoldenCopley

PREPARE TO BE MOVED

Tudor Road, West Bridgford, Nottinghamshire NG2 6EB

Guide Price £475,000 - £500,000

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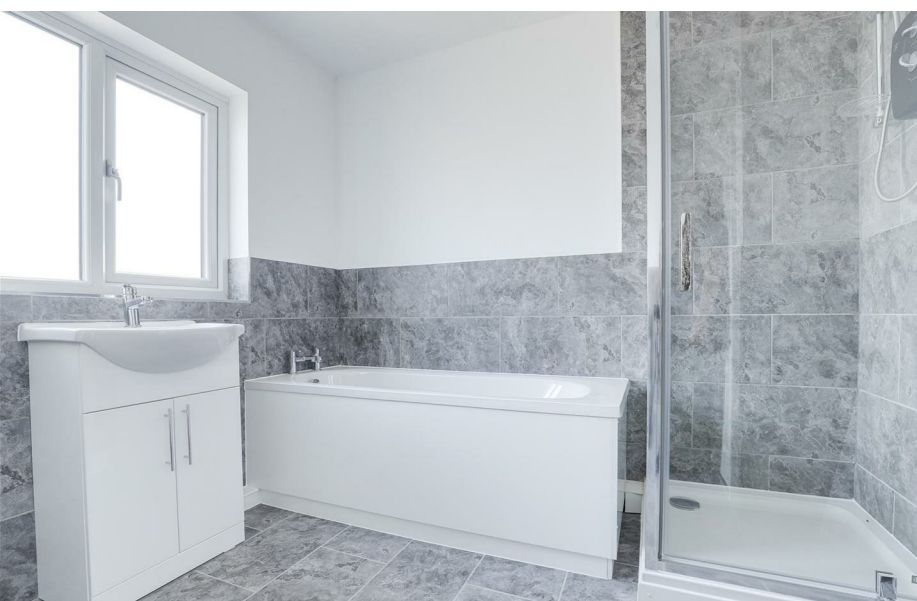


GUIDE PRICE £475,000 - £500,000

EXTENDED AND RENOVATED FAMILY HOME WITH SELF-CONTRAINED ANNEXE...

Offered with no upward chain, this exceptional three-bedroom semi-detached house, complete with a self-contained two-bedroom annexe, has been thoughtfully extended and renovated to create a contemporary family home finished to a high standard. Ideal for growing families or multi-generational households, the property is situated in the highly desirable residential area of West Bridgford, known for its outstanding schools, shops, cafes, bars, and restaurants. Excellent transport links provide quick and convenient access to Nottingham city centre. Inside, the main house has been fully refurbished with brand-new fittings throughout. The welcoming entrance hall leads to a spacious living room with open-plan access to the modern kitchen diner, creating a bright and airy space perfect for your culinary needs, family meals, and gatherings. Additional ground floor features include a practical utility room and a convenient W/C. Upstairs, the main house offers two generous double bedrooms, a comfortable single bedroom, and a stylish four-piece bathroom suite. The annexe, with its own private entrance, is designed for independent living. The ground floor entrance hall provides access to the open-plan kitchen/living area on the upper level, complete with a Juliet balcony. The top floor comprises two well-proportioned double bedrooms, a modern four-piece bathroom suite, and a convenient utility area. Outside, the property benefits from a driveway providing off-road parking and access to the garage. The low-maintenance rear garden includes a patio seating area, a decked area, and a gravel border adorned with plants and shrubs, creating an ideal space to enjoy the outdoors. The property has undergone a comprehensive renovation, including a full rewire, a new boiler, and a new roof, ensuring a move-in ready home with modern comforts and exceptional quality throughout.





- Semi-Detached House & Self-Contained Annexe
- Total Of Five Bedrooms
- Two Open-Plan Reception Rooms
- Two Modern Kitchens
- Utility Room & Ground Floor W/C
- Two Stylish Bathrooms
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'10" x 11'9" (1.80m x 3.59m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Living Room

13'3" x 12'10" (4.06m x 3.92m)

The living room has carpeted flooring, a radiator, a TV point, ceiling coving, open-plan access to the kitchen diner and a UPVC double-glazed window to the front elevation.

Kitchen Diner

11'8" x 19'4" (3.58m x 5.91m)

The kitchen diner has a range of fitted base units with worktops and a breakfast bar, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan, dishwasher & fridge freezer, two radiators, recessed spotlights, ceiling coving, laminate wood-effect flooring, a UPVC double-glazed window to the front elevation, a single UPVC door providing access to the utility room and a double French doors opening out to the rear garden.

Utility Room

4'11" x 6'2" (1.51m x 1.90m)

This utility room has a fitted wall units with a worktop, a radiator, wood-effect flooring and a single UPVC door providing access to the rear garden.

W/C

6'0" x 2'5" (1.83m x 0.75m)

This space has a low level dual flush W/C, a wall mounted wash basin, wood-effect flooring and a single UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

8'1" x 9'10" (2.47m x 3.02m)

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

Master Bedroom

10'8" x 13'4" (3.26m x 4.07m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'7" x 11'11" (3.25m x 3.64m)

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

Bedroom Three

7'9" x 8'2" (2.37m x 2.49m)

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

Bathroom

7'3" x 8'1" (2.21m x 2.48m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

ANNEXE

GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, internal access to the garage, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

FIRST FLOOR

Landing

5'9" x 12'7" (1.77m x 3.86m)

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation and access to the first floor accommodation.

Kitchen/ Living Room

21'7" x 11'10" (6.58m x 3.61m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan, dishwasher & fridge freezer, wood-effect flooring, open access to the living room and a UPVC double-glazed window to the rear elevation. The living room has carpeted flooring, a radiator and sliding patio doors opening out to a Juliet balcony.

SECOND FLOOR

Landing

The landing has carpeted flooring and access to the second floor accommodation.

Master Bedroom

14'3" x 20'1" (4.36m x 6.14m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes and drawers, two skylight windows and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'6" x 13'6" (3.53m x 4.13m)

The second bedroom has carpeted flooring, a radiator, access to storage in the eaves, a skylight window and a UPVC double-glazed window to the rear elevation.

Storage Area

5'0" x 13'2" (1.53m x 4.02m)

Th storage area has carpeted flooring and couresty lighting.

Bathroom

9'6" x 6'11" (2.90m x 2.13m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a freestanding double ended bath, a shower enclosure with an electric shower fixture, partially tiled walls, a heated towel rail, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Utility Area

7'1" x 4'6" (2.18m x 1.39m)

The utility has wood-effect flooring and ample storage space.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, courtesy lighting, a variety of established hedging, fence panelling and brick-wall boundaries.

Garage

10'7" x 21'6" (3.24m x 6.56m)

The garage has courtesy lighting, power supply, a single UPVC door providing access to the rear garden and an eletric roller door.

Rear

To the rear of the property is a low-maintenance garden with a paved patio area, a decked seating area, gravel borders with plants and shrubs 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 – Ultrafast 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

The vendor has informed us that the property has been extended and the loft has been converted. We have been advised that these works are currently in the process of being signed off by Building Regulations. Please note that HoldenCopley has not seen any documentation confirming compliance with Building Regulations at this stage. It is the responsibility of the buyer, before entering into any agreement, to ensure that their solicitor carries out all necessary checks and obtains satisfactory confirmation regarding building compliance.

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.

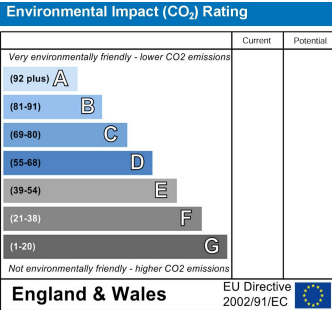
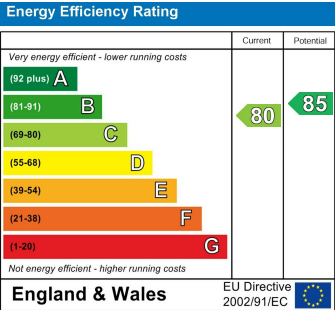
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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