

# HoldenCopley

PREPARE TO BE MOVED

Cranberry Close, West Bridgford, Nottinghamshire NG2 7TP

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Guide Price £650,000 - £700,000



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#### LOCATION, LUXURY & LIFESTYLE...

This beautifully presented five-bedroom detached home is a true showstopper, offering generous and versatile accommodation across two floors, perfect for any growing family. Situated in the ever-sought-after location of West Bridgford, this property is ideally positioned within catchment to excellent local schools, easy access to transport links, and a wealth of amenities, making it an ideal choice for family living. Having undergone a high-quality renovation from a range of high-quality upgrades, including stylish new oak internal doors, designer radiators throughout, a bespoke oak staircase, three fully refurbished contemporary bathrooms, and newly installed front and rear doors, all finished to an exceptional standard, this home blends modern design with practical family features, including a recently refitted bespoke kitchen with quartz worktops, an island, and space for dining – perfect for entertaining. The property also benefits from a newly installed house alarm system for added security and peace of mind. The ground floor offers a range of bright and spacious rooms including a large reception/playroom, a stylish living room leading into a conservatory, a versatile reception room, utility room, and a WC. Upstairs hosts five well-proportioned bedrooms, all beautifully finished with fitted wardrobes, serviced by a modern five-piece family bathroom, an additional shower room, and an en-suite to the master bedroom. Outside, the property boasts a professionally landscaped rear garden, featuring porcelain-tiled patio areas, a well-maintained lawn, and a sunken trampoline, creating a safe and stylish space the whole family can enjoy. To the front is ample off-road parking. This property truly ticks all the boxes – early viewing is highly recommended to fully appreciate what's on offer!

#### MUST BE VIEWED







- Substantial Detached Family Home
- Five Well-Proportioned Bedrooms
- Stunning Bespoke Kitchen
- Three Versatile Reception Rooms
- Conservatory
- Three Contemporary Bathrooms
- Driveway For Off-Road Parking
- Landscaped Rear Garden With Porcelain Tiles
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

16'0" x 13'5" (4,90m x 4,11m)

The entrance hall features ceramic tiled flooring, two vertical radiators, coving to the ceiling, a decorative ceiling arch, carpeted stairs, a UPVC double-glazed frosted window, and a composite door providing access into the accommodation.

WC

3'0" x 6'2" (0.93m x 1.89m)

This space is fitted with a concealed dual flush WC, a vanity unit wash basin with integrated storage, partially tiled walls, ceramic tiled flooring, a column radiator, recessed spotlights, and an extractor fan.

Kitchen

12'8" x 23'2" (3.88m x 7.08m)

The kitchen is fitted with a range of shaker-style base and wall units with quartz worktops, matching splashbacks, and a central breakfast bar island. It also features an undermount sink with an instant boiling water tap, space for a range cooker with an extractor hood, an integrated fridge freezer and dishwasher, ceramic tiled flooring, a vertical radiator, recessed spotlights, coving to the ceiling, space for a dining table, a column radiator, a TV point, a UPVC double-glazed window, and double French doors opening out to the garden.

Utility Room

7'3" x 6'4" (2.23m x 1.94m)

The utility room is fitted with shaker-style base and wall units, quartz worktops and splashback, an undermount sink with a mixer tap, space and plumbing for a washing machine, a column radiator, ceramic tile flooring, recessed spotlights, and a composite door providing access to the outdoors.

Living Room

11'0" x 21'0" (3,36m x 6,41m)

The living room features carpeted flooring, a UPVC double-glazed square bay window, recessed spotlights, coving to the ceiling, a TV point, a column radiator, and bi-folding wooden doors with glass inserts leading into the conservatory.

Conservatory

11'8" x 9'4" (3.56 x 2.85m)

The conservatory features carpeted flooring, a column radiator, a polycarbonate roof with a ceiling fan light, wood-framed double-glazed windows surrounding the space, and double doors providing access to the garden.

Reception Room

9'8" x 14'8" (2.95m x 4.49m)

The reception room features laminate flooring, a column radiator, extensive wall-to-wall built-in storage cupboards, recessed spotlights, and two UPVC double-glazed windows.

Play Room / Reception Room

28'5" x 20'0" (8,67m x 6,11m)

This extensive and versatile room features laminate flooring, recessed spotlights, three UPVC double-glazed windows, three radiators, a TV point, and a single composite door providing access to the rear.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and a column radiator, two UPVC double-glazed windows, recessed spotlights, coving to the ceiling, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'5" x 12'3" (3,79m x 3,74m)

The first bedroom features a UPVC double-glazed window, laminate flooring, a column radiator, recessed spotlights, and a range of fitted furniture including floor-to-ceiling wardrobes and a dressing table, along with access to the en-suite.

En-Suite

6'6" x 6'9" (1,99m x 2,07m)

The en-suite comprises a concealed dual flush WC, a vanity unit wash basin with fitted storage, a wall-mounted mirrored cabinet, a corner shower enclosure with an overhead rainfall shower and a touch-smart digital thermostat, recessed wall alcoves, a chrome heated towel rail, ceramic tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window.

Bedroom Two

9'8" x 16'6" (2,95m x 5,03m)

The second bedroom features laminate flooring, a Velux window, a UPVC double-glazed window, recessed spotlights, a column radiator, and a range of fitted floor-to-ceiling wardrobes.

Bedroom Three

11'8" x 11'0" (3,57m x 3,37m)

The third bedroom benefits from a UPVC double-glazed window, recessed spotlights, laminate flooring, a column radiator, and fitted floor-to-ceiling wardrobes.

Bedroom Four

9'10" x 10'7" (3,01m x 3,25m)

The fourth bedroom benefits from a UPVC double-glazed window, recessed spotlights, laminate flooring, and fitted floor-to-ceiling wardrobes.

Bedroom Five

8'1" x 8'2" (2,47m x 2,50m)

The fifth bedroom benefits from a UPVC double-glazed window, recessed spotlights, laminate flooring, a column radiator, and a floor-to-ceiling wardrobe.

Shower Room

5'6" x 6'5" (1,70m x 1,97m)

The shower room comprises a concealed dual flush WC, a vanity unit wash basin with fitted storage, a touch-sensor LED mirror, a corner-fitted shower enclosure with a dual overhead rainfall shower, a chrome heated towel rail, ceramic tiled flooring, partially tiled walls, a recessed wall alcove, and recessed spotlights.

Bathroom

12'9" x 6'10" (3,89m x 2,09m)

The bathroom features a concealed dual flush WC, two countertop wash basins with fitted storage, a wall-mounted mirror, a freestanding double-ended bath with central taps and a pull-out shower head, a separate

shower enclosure with an overhead rainfall shower and a touch-smart digital thermostat, ceramic tiled flooring, partially tiled walls, recessed wall alcoves, a chrome heated towel rail, recessed spotlights, an extractor fan, and a Velux window.

OUTSIDE

Front

To the front of the property, there is courtesy lighting, an established planted area, a block-paved driveway for several vehicles, and access to the rear garden

Rear

To the rear of the property is a good-sized, landscaped, enclosed garden with courtesy lighting, an outdoor electrical socket, a porcelain-tiled patio area, a shed, a lawn, and a hedged boundary.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach  
Broadband Speed - Ultrafast available - 1800 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 - Low risk for rivers & sea / Very low risk for surface water  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

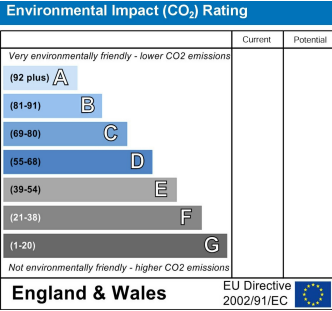
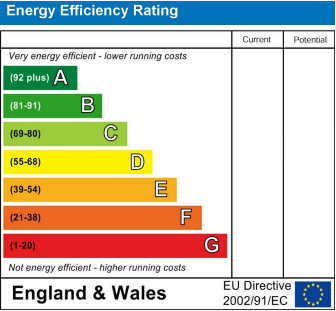
Council Tax Band Rating - Rushcliffe Borough Council - Band E  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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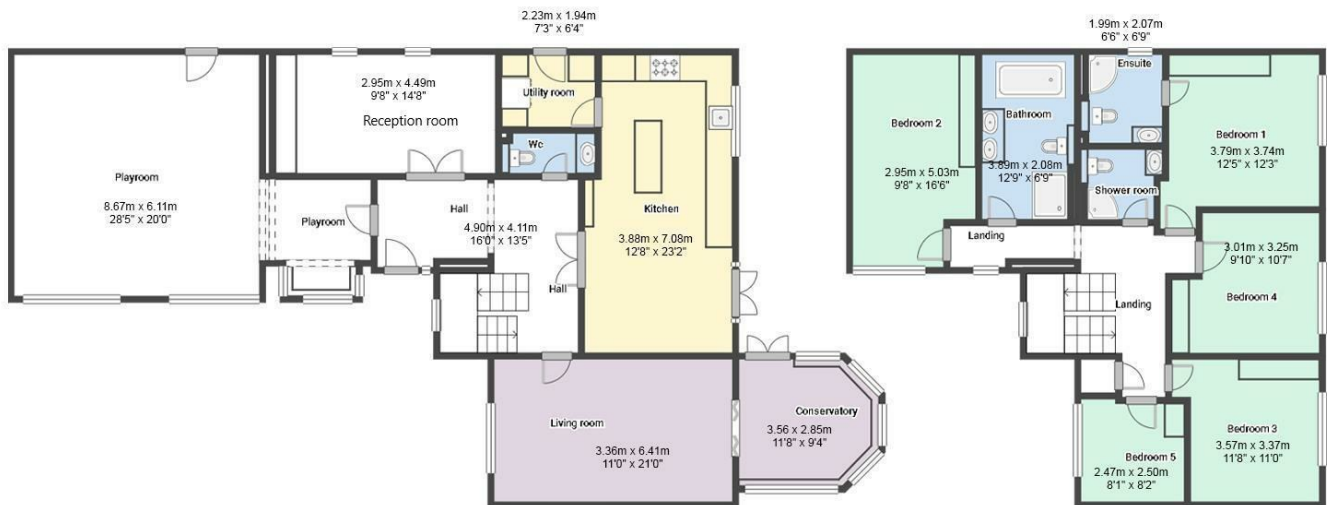
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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