

HoldenCopley

PREPARE TO BE MOVED

Lady Bay Road, West Bridgford, Nottinghamshire NG2 5BJ

Guide Price £500,000 - £550,000

Lady Bay Road, West Bridgford, Nottinghamshire NG2 5BJ



GUIDE PRICE £500,000 - £550,000

BEAUTIFULLY PRESENTED VICTORIAN FAMILY HOME...

This immaculately presented four-bedroom semi-detached home, arranged over three spacious floors, offers stylish and versatile accommodation—ideal for any family buyer looking to move straight in. Situated in the highly sought-after area of West Bridgford, this property benefits from a wide range of excellent local amenities including highly regarded schools, independent shops, cafés, restaurants, and convenient transport links into Nottingham City Centre and beyond. Upon entering, you are greeted by an entrance hall with access down to a handy cellar for additional storage. The ground floor boasts a bright and airy bay-fronted living room featuring an open fireplace, a separate dining room, a convenient W/C, and a modern fitted kitchen complete with a range cooker, skylights, and French doors opening out to the south-facing rear garden—perfect for entertaining. To the first floor, the property offers three well-proportioned bedrooms serviced by a three-piece bathroom suite. The top floor hosts a master bedroom benefiting from a walk-in wardrobe and a private en-suite. Outside, the property has on-street parking to the front and a low-maintenance south-facing garden to the rear. This includes a paved patio seating area, an artificial lawn, brick-built raised planters with an array of established plants, a further paved patio area, and a shed with power supply—ideal for use as a workshop or additional storage. This home truly ticks all the boxes for comfortable family living in one of Nottingham's most desirable locations.

MUST BE VIEWED





- Semi-Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen-Diner
- Two Reception Rooms
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Private South-Facing Garden
- Cellar
- Beautifully Presented Throughout
- Highly Sought After Location





GROUND FLOOR

Entrance Hall

5*5" x 11*0" (1.66m x 3.37m)

The entrance hall has original victorian tiles, carpeted stairs, a radiator, access down to the cellar, coving, recessed spotlights and a single door providing access into the accommodation.

Living Room

12*10" x 14*11" (3.91m x 4.55m)

The living room has a double-glazed square bay window with bespoke fitted shutters, a window seat, wooden flooring, a radiator, built-in cupboards, an open fireplace with a decorative surround, coving and a ceiling rose.

Dining Room

12*1" x 12*11" (3.68m x 3.94m)

The dining room has double-glazed windows to the side and rear elevations, wooden flooring, a radiator, a recessed chimney breast alcove and coving.

W/C

4*4" x 3*7" (1.33m x 1.10m)

This space has a low level flush W/C, a vanity style wash basin, tiled flooring, recessed spotlights, an extractor fan and a double-glazed obscure window to the side elevation.

Kitchen

23*8" x 11*11" max (7.21m x 3.63m max)

The kitchen has a range of fitted base and wall units with worktops, an integrated wash machine and dishwasher, a five ring gas range cooker with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, space for a dining table, tiled flooring, partially tiled walls, a vertical radiator, recessed spotlights, two skylights, a double-glazed window to the side elevation and double French doors providing access out to the garden.

FIRST FLOOR

Landing

The landing has a double-glazed window to the side elevation, carpeted flooring, recessed spotlights and provides access to the first floor accommodation.

Bedroom Two

11*10" x 12*11" (3.61m x 3.94m)

The second bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, coving and a ceiling rose.

Bedroom Three

11*2" x 9*11" (3.40m x 3.02m)

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

Bedroom Four

9*0" x 6*11" (2.74m x 2.11m)

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

Bathroom

6*2" x 8*0" (1.88m x 2.44m)

The bathroom has a low level flush W/C, a wall-mounted vanity style wash basin, a wall-mounted storage unit, a fitted "L" shaped panelled bath with a mains-fed over the head rainfall shower, hand-held shower and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a double-glazed obscure window with bespoke fitted shutters to the side elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, a recessed spotlight and provides access to the second floor accommodation.

Master Bedroom

17*6" x 12*9" (5.33m x 3.89m)

The main bedroom has a double-glazed window to the side elevation, carpeted flooring, a radiator, recessed spotlights and access into the en-suite.

Closet

5*10" x 3*3" (1.78m x 1.01m)

The closet has recessed spotlights and plenty of storage space.

En-Suite

5*7" x 8*11" (1.71m x 2.73m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, recessed spotlights, partially tiled walls and a velux window.

OUTSIDE

Front

To the front is on street parking, a walled patio garden with a single iron gate providing access, courtesy lighting and a wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, a paved patio seating area, an artificial lawn, brick built raised planters with various plants, a further paved patio and a shed with power supply.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 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

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

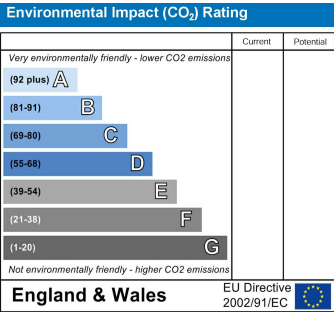
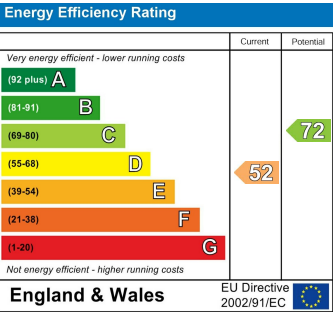
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

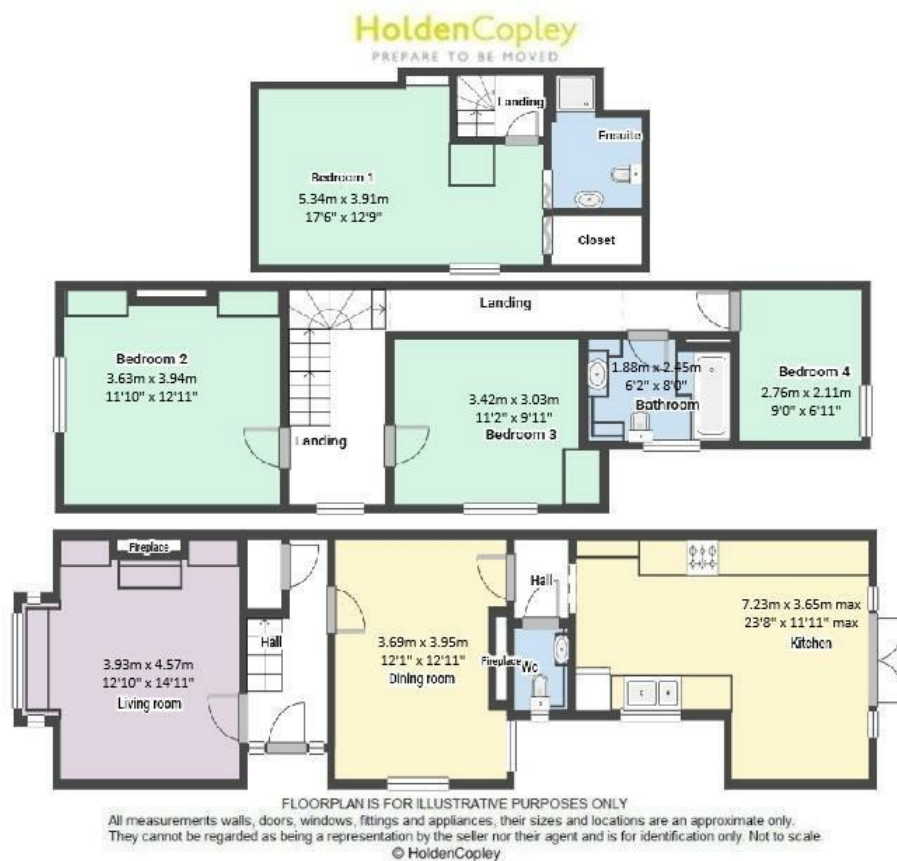
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Lady Bay Road, West Bridgford, Nottinghamshire NG2 5BJ



01156712555

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

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.