

HoldenCopley

PREPARE TO BE MOVED

Killerton Park Drive, West Bridgford, Nottinghamshire NG2 7SB

Guide Price £425,000 - £450,000

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SOUGHT AFTER LOCATION...

Located in one of Nottingham's most desirable residential areas, this property offers excellent access to the vibrant centre of West Bridgford, renowned for its array of amenities and facilities. The City Centre and Universities are also within easy reach, while transport links are superb Nottingham and East Midlands Parkway stations provide excellent train services, including direct routes to London. Families will appreciate being within the catchment area for Greythorn Primary School and The West Bridgford School, and benefitting from new windows and external doors fitted in January 2024. The ground floor welcomes you with a hallway leading to a convenient downstairs W/C. The spacious living room features a charming bow window to the rear and flows seamlessly through double French doors into the dining room, which in turn benefits from sliding patio doors opening onto the rear garden — ideal for entertaining and everyday family life. The fitted kitchen overlooks the front garden, offering a practical space for meal preparation. Upstairs, you'll find four well-proportioned bedrooms, including a master suite with the added benefit of an en-suite bathroom. A contemporary three-piece bathroom suite completes the first floor accommodation. Externally, the property boasts a neat front lawn with a variety of plants and shrubs, courtesy lighting, and a driveway providing access to the garage and rear garden. The enclosed rear garden is a real highlight, featuring a patio area, lawn, pergola, mature planting, fenced boundaries, and gated access perfect for relaxing or social gatherings.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedrooms
- Garage & Driveway
- Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7*9" x 10*10" (2.38 x 3.31m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, and a composite door providing access to the accommodation.

W/C

3*1" x 4*0" (0.96m x 1.23m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and carpeted flooring.

Kitchen

9*0" x 12*2" (2.76m x 3.71m)

The kitchen is fitted with a range of base and wall units, worktops, a sink and a half with a swan-neck mixer tap and drainer, an integrated oven and grill, a gas ring hob with extractor fan, space for a fridge freezer, and space and plumbing for a washing machine and dishwasher. Additional features include a radiator, tiled splashback, vinyl flooring, a UPVC double-glazed window to the front elevation, and a UPVC door opening to the side elevation.

Dining Room

8*5" x 11*3" (2.59m x 3.43m)

The dining room features carpeted flooring, a radiator, coving to the ceiling, and a sliding patio door with built in blinds opening onto the rear garden.

Living Room

13*3" x 15*8" (4.04m x 4.79m)

The living room has a UPVC double-glazed bow window to the rear elevation, a radiator, coving to the ceiling, a TV point, an exposed brick fireplace with a tiled hearth, and carpeted flooring.

FIRST FLOOR

Landing

14*6" x 6*6" (4.42m x 1.99m)

The landing features a UPVC double-glazed obscure window to the side elevation, an in-built cupboard, a radiator, carpeted flooring, and access to the loft complete with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

10*0" x 13*1" (3.05m x 4.00m)

The first bedroom features a UPVC double-glazed window to the rear elevation, fitted wardrobes, a radiator, carpeted flooring, and access to the en-suite.

En-Suite

7*3" x 4*11" (2.22m x 1.50m)

The en-suite has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, a shaver socket, partially tiled walls, and carpeted flooring.

Bedroom Two

10*0" x 11*3" (3.05m x 3.45m)

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

Bedroom Three

9*10" x 9*11" (3.02m x 3.03m)

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

Bedroom Four

6*8" x 7*9" (2.05m x 2.38m)

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

Bathroom

6*9" x 7*11" (2.07m x 2.16m)

The bathroom features a UPVC double-glazed obscure window to the front elevation, a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a shaver socket, a radiator, partially tiled walls, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a lawn, various plants and shrubs, courtesy lighting, a driveway, access to the rear garden, and access into the garage.

Garage

8*2" x 17*3" (2.50m x 5.27m)

The garage has lighting, electrical outlets, a wall-mounted boiler, and an up-and-over door that opens out onto the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a Pergola, various establish plants and bushes, fence panelled boundary, and gates access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

Council Tax Band Rating - Gedling Borough Council - Band G

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.

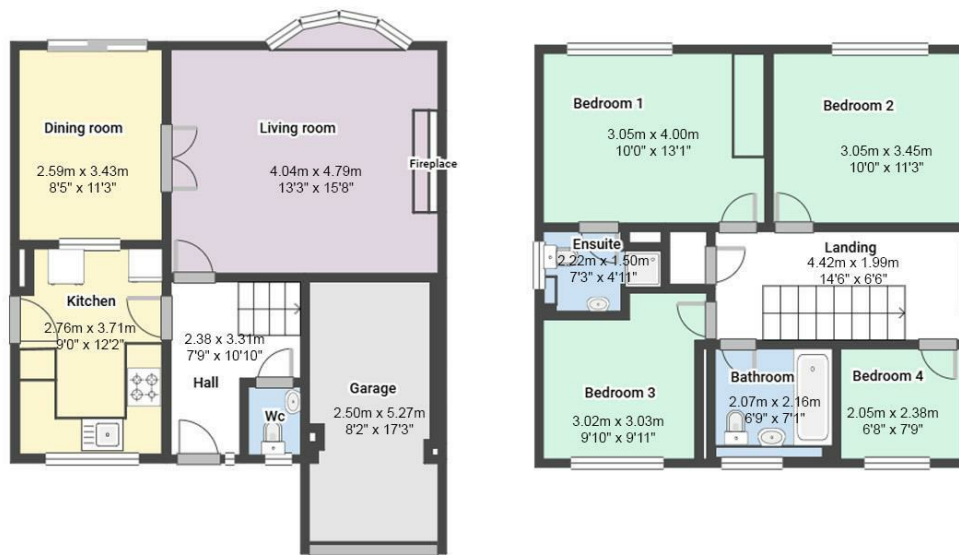
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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