

HoldenCopley

PREPARE TO BE MOVED

Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GB

Guide Price £500,000 - £550,000

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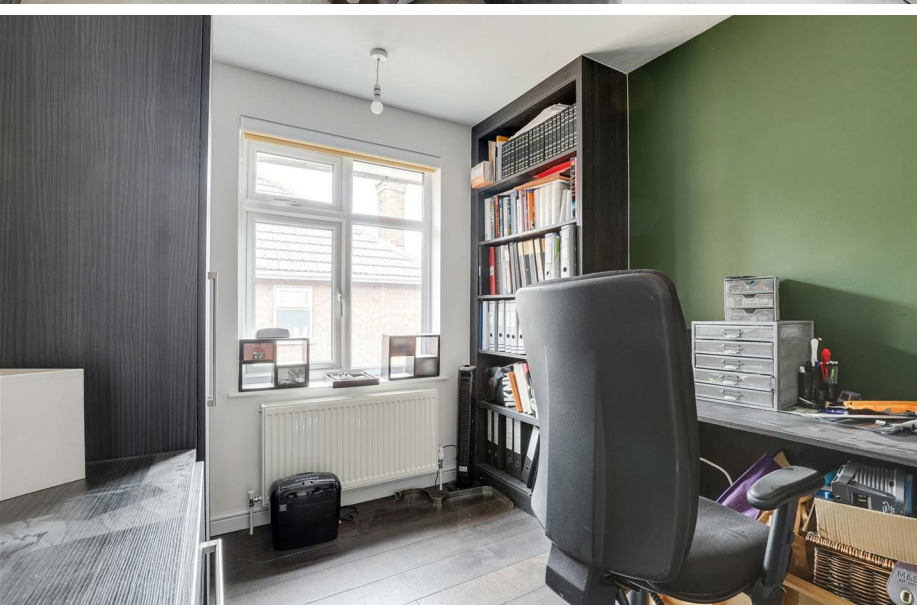
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LOCATION LOCATION LOCATION...

PLANNING PERMISSION GRANTED...

This beautifully presented detached home offers spacious and versatile accommodation throughout, making it the ideal purchase for a family buyer looking for a property they can move straight into with ease. The ground floor comprises a porch and entrance hall, a spacious living room open to the dining area with double French doors leading out to the garden, and a modern fitted kitchen-diner—perfect for everyday family living and entertaining alike. There's also a practical utility/WC, a washroom, and internal access to the integral garage, offering flexibility and additional storage. Upstairs, the property boasts three well-proportioned bedrooms, with the master benefitting from a dressing room and a private en-suite, along with a two-piece family bathroom, a separate W/C, and access to a boarded loft, ideal for additional storage. Outside, the property enjoys a block-paved driveway providing off-road parking to the front. To the rear, you'll find a private, south-facing garden with a combination of natural and artificial lawns, a decked seating area, raised wooden planters, and a garden shed—perfect for enjoying the warmer months. The property also benefits from granted planning permission—with work already commenced—for a double-storey side extension and a single-storey side extension, allowing for a transformation into a 4/5-bedroom home with three bathrooms and an additional reception room. This presents a fantastic opportunity to significantly enhance the living space and add long-term value. With its spacious layout, prime location, and potential for a substantial extension, this property is the perfect family home offering comfort, convenience, and exciting future potential.





- Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen-Diner
- Two Spacious Reception Rooms
- Utility Room & W/C
- Dressing Room & En-Suite To Master Bedroom
- Two Piece Bathroom & Separate W/C
- Off-Road Parking & Integral Garage
- Private South-Facing Garden
- Highly Sought After Location





LOCATION

Situated in the highly sought-after area of West Bridgford, this home benefits from being just a short distance from a range of excellent amenities, including shops, cafes, and restaurants, along with being within catchment for top-rated local schools. The area is also extremely well-connected with excellent transport links, making it convenient for commuting into Nottingham City Centre and beyond.

GROUND FLOOR

Porch

5'10" x 2'5" (1.79m x 0.76m)

The porch has single-glazed windows to the front and side elevations, tiled flooring and double French doors providing access into the accommodation.

Entrance Hall

11'5" max x 6'5" (3.48m max x 1.98m)

The entrance hall has a double-glazed obscure window to the rear elevation, wood-effect flooring with underfloor heating and carpeted stairs.

Living Room

12'9" x 12'0" (3.89m x 3.66m)

The living room has a double-glazed window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround and open access into the dining room.

Dining Room

12'3" x 11'10" (3.74m x 3.61m)

The dining room has double-glazed windows to the front, side and rear elevations, wood-effect flooring, a radiator, recessed spotlights, a single door and double French doors providing access out to the garden.

Kitchen

27'0" into bay x 12'7" max (8.25m into bay x 3.86m max)

The kitchen has a range of fitted matte handleless base and wall units with worktops, an integrated double oven and dishwasher, a gas hob with an extractor hob, an undermount sink with a swan neck mixer tap, space for an American style fridge-freezer, wood-effect flooring with underfloor heating, a radiator, panelled feature walls, space for a dining table, a double-glazed window to the rear elevation, a double-glazed bay window to the front elevation with a bespoke fitted window seat and a single door providing access out to the garden.

Utility Room/WC

5'10" x 4'8" (1.79m x 1.43m)

This space has a low level flush W/C, a fitted worktop with space and plumbing for a washing machine and tumble dryer, tiled flooring, a radiator, recessed spotlights and a double-glazed obscure window to the rear elevation.

Wash Room

5'8" x 3'1" (1.75m x 0.96m)

The wash room has a countertop wash basin with a swan neck mixer tap with a fitted storage cupboard, tiled flooring, a partially tiled wall, a recessed spotlight, a double-glazed window to the rear elevation and access into the garage.

Garage

15'8" x 8'5" (4.79m x 2.57m)

The garage has lighting, power points and double garage doors.

FIRST FLOOR

Landing

11'1" max x 6'5" (3.38m max x 1.97m)

The landing has a double-glazed obscure window to the side elevation, carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12'11" max x 11'0" (3.95m max x 3.36m)

The master bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator and provides access to the dressing room.

Dressing Room

8'4" x 7'4" (2.55m x 2.24m)

The dressing room has double-glazed window to the front and side elevations, carpeted flooring, a radiator, recessed spotlights and access into the en-suite.

En-Suite

7'3" x 5'2" (2.23m x 1.58m)

The en-suite has a low level flush W/C with a bidet hose, a wall-mounted vanity style wash basin, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a recessed wall alcove, a heated towel rail, recessed spotlights and an extractor fan.

Bedroom Two

12'9" max x 12'1" (3.91m max x 3.69m)

The second bedroom has double-glazed windows to the front and side elevations, carpeted flooring, a radiator and fitted floor to ceiling wardrobes.

Bedroom Three

9'9" x 7'9" (2.99m x 2.38m)

The third bedroom has a double-glazed window to the side elevation, wood-effect flooring, a radiator, a fitted floor to ceiling wardrobe and a fitted bookshelf.

Bathroom

9'7" x 4'9" (2.93m x 1.47m)

The bathroom has a countertop wash basin with fitted storage, a fitted panelled jacuzzi bath with a mains-fed over the head rainfall shower, hand-held shower and a glass shower screen, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a double-glazed obscure window to the side elevation.

W/C

4'9" x 2'9" (1.47m x 0.84m)

This space has a low level flush W/C, fitted storage drawers, tiled flooring and walls, a radiator and a double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway.

Rear

To the rear is a private south-facing garden with a lawn, an artificial lawn, a decked seating area, raised wooden planters, a shed, mature shrubs and trees, an outdoor tap, courtesy lighting and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed – Ultrafast - 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 D

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.

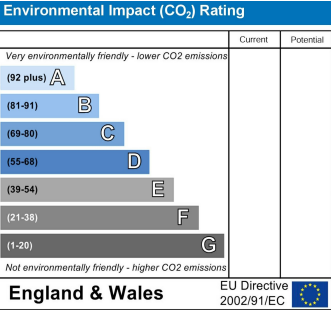
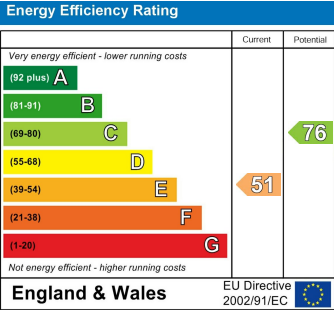
The vendor has advised the following:

Property Tenure is Freehold

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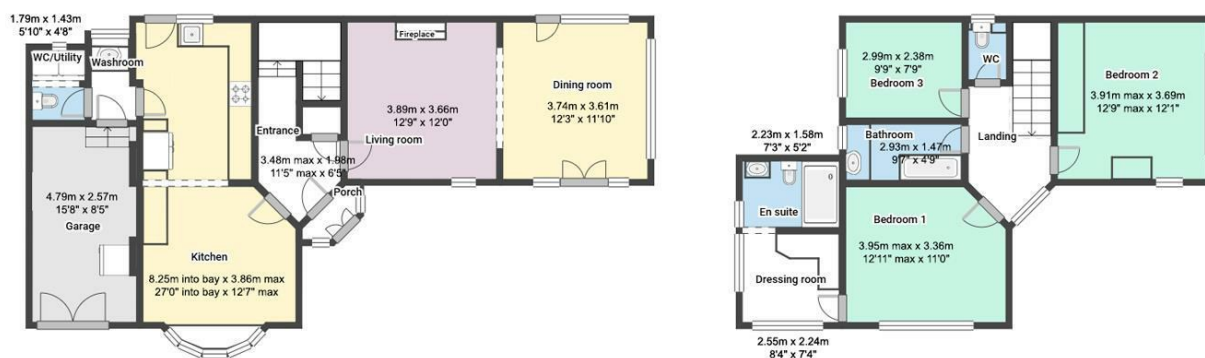
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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