

HoldenCopley

PREPARE TO BE MOVED

Blake Road, West Bridgford, Nottinghamshire NG2 5JJ

Guide Price £500,000 - £525,000

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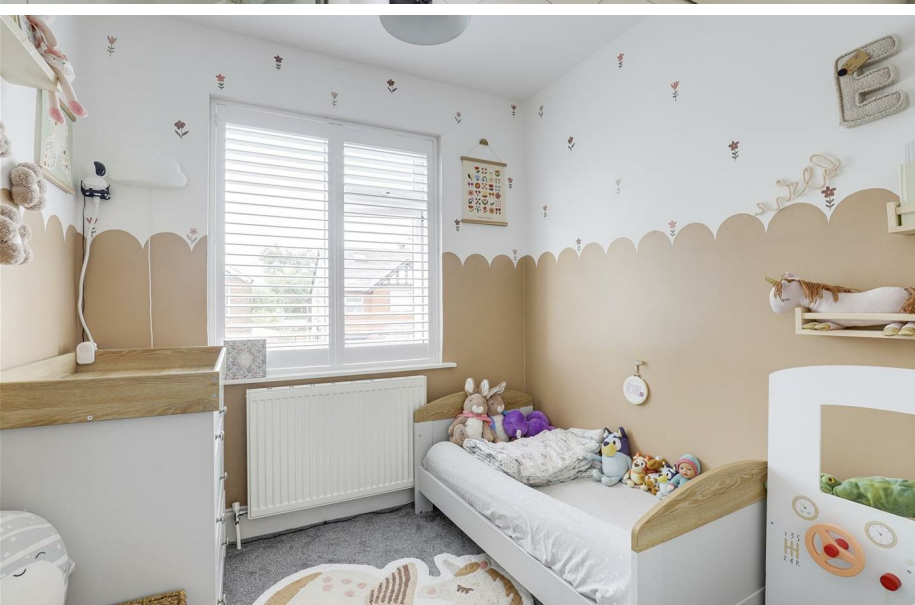
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SOUGHT AFTER LOCATION...

This well- presented semi-detached family home is located in a highly sought-after location with easy access to a range of shops, cafes, excellent schools, and superb transport links into Nottingham City Centre and the surrounding areas. Spread over three floors, this spacious property offers flexible living accommodation to suit a growing family. The entrance hall leads to a convenient ground floor W/C and a bright living room featuring a charming square bay window that floods the space with natural light. At the heart of the home is a large fitted kitchen diner, which opens seamlessly into a versatile reception/sun room. From here, sliding patio doors provide a lovely connection to the rear garden. Upstairs on the first floor, you'll find three comfortable bedrooms alongside a modern four-piece bathroom suite. The second floor is dedicated to the impressive main bedroom, complete with its own en-suite and a generous walk-in wardrobe, offering a private retreat. Outside, the front of the property benefits from courtesy lighting, a block-paved driveway, and gated access to the rear garden. The rear garden is fully enclosed and thoughtfully designed with a patio, pergola, lawn, additional seating area, outside tap, and a variety of plants and shrubs, creating a perfect space for relaxing or entertaining. There's also access to a handy workshop for extra storage.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Four-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Off- Street Parking
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'5" max x 4'4" (4.1m max x 1.33m)

The entrance hall has LVT flooring, carpeted stairs, an under-stairs cupboard, an storage room, a radiator, recessed spotlights, and a composite door with stained glass inserts providing access into the accommodation.

W/C

4'5" x 3'4" (1.35m x 1.04m)

This space has a UPVC double glazed square bay window to the front elevation, a low level flush W/C, a vanity-style wash basin with a tiled splash back, a chrome heated towel rail, and tiled flooring.

Living Room

13'6" into bay x 11'2" (4.12m into bay x 3.41m)

The living room has a UPVC double glazed square bay window with fitted shutters to the front elevation, a radiator, a TV point, a chimney breast alcove housing a gas fire, LVT flooring, and open access into the dining area.

Kitchen/Diner

19'0" max x 12'4" (5.80m max x 3.78m)

The kitchen/diner has a range of fitted base and wall units with Quartz worktops, a ceramic sink with a swan neck mixer tap and drainer, an Neff integrated oven, an integrated Neff microwave, a Neff Induction hob and extractor fan, an integrated washing machine and dishwasher, a vertical radiator, space for a dining table, tiled splashback, LVT flooring, and open access into the sun/reception room.

Reception/Sun Room

10'4" x 9'8" (3.15m x 2.95m)

The reception/sun room had a UPVC double glazed window to the rear elevation, a radiator, space for a fridge freezer, LVT flooring, two Velux windows which are remote controlled and having built-in rain sensor to automatic close when raining, and sliding patio doors opening to the rear garden.

FIRST FLOOR

Landing

7'0" max x 2'11" (2.14m max x 0.90m)

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

Bedroom Two

12'4" x 11'2" (3.78m x 3.41m)

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

Bedroom Three

11'3" x 11'2" (3.45m x 3.41m)

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

Bedroom Four

7'5" x 7'4" (2.28m x 2.26m)

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

Bathroom

9'2" x 7'4" (2.80m x 2.26m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with central mixer taps, a shower enclosure with a wall mounted shower fixture, an extractor fan, recessed spotlights, a chrome heated towel rail, partially tiled walls, and tiled flooring with underfloor heating.

SECOND FLOOR

Upper Landing

4'2" x 3'5" (1.28m x 1.05m)

The upper landing has a UPVC double glazed window to the side elevation, an in-built cupboard, carpeted flooring, and access to the second floor accommodation.

Bedroom One

10'1" x 10'0" (3.09m x 3.05m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe with sliding doors, carpeted flooring, and access into the en-suite and walk-in wardrobe.

Walk-in Wardrobe

5'10" x 4'4" (1.78m x 1.34m)

The walk-in wardrobe has a Velux window, eaves storage, and carpeted flooring.

En-Suite

5'11" x 5'8" (1.81m x 1.75m)

The en-suite has a Velux window, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, a shaver socket, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, an outside tap, a Pergola, a lawn, a further patio seating area, various plants, shrubs and bushes, a fence panelled boundary, and access into the workshop.

Workshop

15'2" x 11'2" (4.63m x 3.42m)

The workshop with a concrete floor, heavy wooden framed roof with guttering, electrics, lighting, ample storage, and a door opening to the garden

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 - 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.

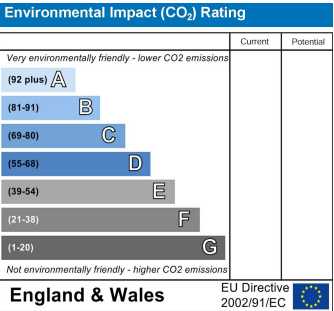
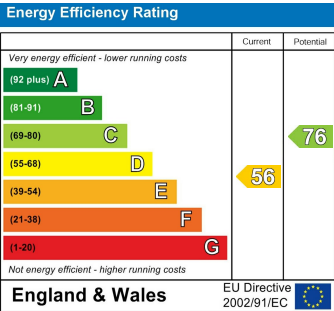
The vendor has advised the following:

Property Tenure is Freehold

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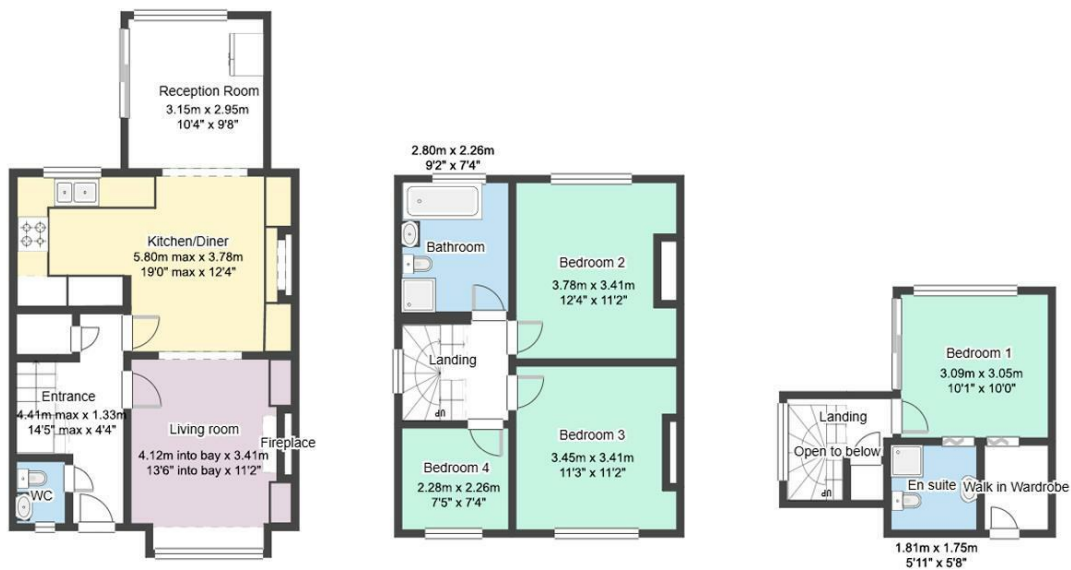
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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