

# HoldenCopley

PREPARE TO BE MOVED

Main Road, Wilford, Nottinghamshire NG11 7AA

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£425,000



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## SOUGHT AFTER LOCATION...

A charming bay-fronted detached house located in the heart of the highly sought-after Wilford Village, this property offers the perfect blend of village charm and easy access to the vibrant centre of West Bridgford. You'll benefit from excellent local amenities, a short journey to The River Trent, Nottingham City Centre, and being within catchment of renowned schools such as The West Bridgford School and Greythorn Primary School. Transport links are impressive too, with quick connections to Nottingham or East Midlands Parkway stations providing a direct train service to London, plus regular bus and tram services nearby. Step inside to a welcoming porch and entrance hall leading to a bright bay-fronted dining room, which flows into a cosy living room. The fitted kitchen is practical and includes access to a handy pantry for extra storage. Upstairs, you'll find three well-proportioned bedrooms, a three-piece bathroom suite, and a separate W/C. Outside, the front of the property features courtesy lighting, a block-paved driveway, and gated side access to the rear garden and garage. The rear garden is fully enclosed, offering a peaceful, private space to unwind or entertain. There's a paved patio area perfect for summer evenings, a well-kept lawn, and a low-maintenance section laid with slate gravel. Mature plants, shrubs, and bushes provide year-round colour and interest, while a charming summer house offers a quiet retreat or flexible use. The garden is bordered by sturdy fence panels, with convenient access to the detached garage.

## MUST BE VIEWED







- Detached House
- Three Bedrooms
- Dining Room
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & A Separate W/C
- Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Porch

2\*5" x 6\*10" (0.75m x 2.09m)

The porch has tiled flooring, UPVC French doors with obscure glass panelling opening to the front elevation.

Entrance Hall

7\*9" x 13\*4" (2.37m x 4.07m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, obscure stained glass windows to the front elevation, and a UPVC door providing access into the accommodation.

Pantry

4\*2" x 6\*5" (1.29m x 1.97m)

The pantry has a UPVC double glazed obscure window to the side elevation, and carpeted flooring.

Dining Room

12\*0" x 13\*10" (3.68m x 4.22m)

The dining room has a UPVC double glazed bay window to the front elevation, a radiator, carpeted flooring, and open access into the living room.

Living Room

12\*10" x 11\*3" (3.93m x 3.44m)

The living room has carpeted flooring, a TV point, a decorative feature fireplace, a radiator, and sliding patio doors opening to the rear garden.

Kitchen

15\*10" x 7\*5" (4.85m x 2.27m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, a gas ring hob and extractor hood, space and plumbing for a washing machine, vinyl flooring, three UPVC double glazed windows to the side and rear elevation, and a UPVC door opening to the rear garden.

Landing

7\*9" x 12\*2" (2.37m x 3.73m)

The landing has a UPVC double glazed stained glass window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

FIRST FLOOR

Bedroom One

12\*0" x 12\*0" (3.67m x 3.68m)

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

Bedroom Two

11\*3" x 13\*0" (3.45m x 3.98m)

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

Bedroom Three

7\*0" x 5\*10" (2.15m x 1.79m)

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

Bathroom

6\*5" x 7\*6" (1.96m x 2.29m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a tiled panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

W/C

4\*5" x 2\*6" (1.35m x 0.77m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and vinyl flooring.

OUTSIDE

Front

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

Rear

To the rear of the property, you'll find a fully enclosed garden offering a peaceful and private outdoor space. There's a paved patio area perfect for relaxing or entertaining, alongside a well-maintained lawn. A section of the garden is covered with slate gravel,

adding texture and low-maintenance appeal. The garden is thoughtfully planted with a variety of established plants, shrubs, and bushes, providing colour and character throughout the year. A charming summer house sits within the garden, ideal for quiet moments or as a versatile space. The boundary is defined by sturdy fence panels, ensuring privacy, and there is convenient access leading to the detached garage.

Garage

9\*10" x 24\*1" (3.02m x 7.35m)

The garage has lighting, a door opening to the rear garden, and an up-and-over door opening out to the driveway.

ADDITIONAL INFOMATION

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 - Nottingham City 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.

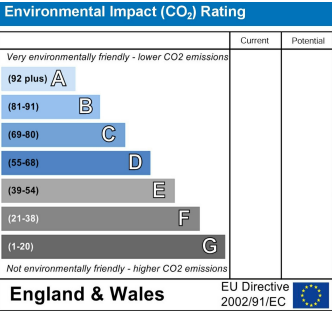
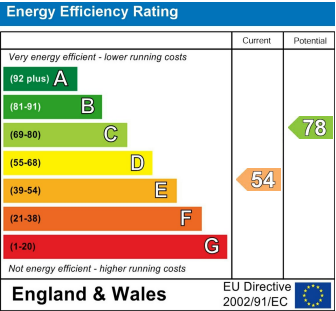
The vendor has advised the following:

Property Tenure is Freehold

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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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