

HoldenCopley

PREPARE TO BE MOVED

Chine Gardens, West Bridgford, Nottinghamshire NG2 7TT

£450,000

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THE PERFECT FAMILY HOME...

This four-bedroom detached home is beautifully presented throughout and ready for a family to simply move straight in. Fully renovated to a high standard, the property sits in a quiet yet highly sought-after part of West Bridgford, within easy reach of local amenities, excellent transport links and outstanding school catchments including The West Bridgford School. To the ground floor, you are welcomed by an inviting entrance hall leading to a square bay-fronted living room, a stylish modern breakfast kitchen with a dining area and seamless access into the sun room overlooking the garden — perfect for entertaining or enjoying everyday family life. There is also a practical utility room, a downstairs WC and a versatile playroom or home office to suit your family's needs. Upstairs, the property offers four well-proportioned bedrooms, all serviced by a contemporary family bathroom, with the main bedroom enjoying its own en-suite. There is also access to a boarded loft, providing handy additional storage. Outside, the front of the property benefits from a driveway with space for multiple cars, while the larger than average, south-facing rear garden is mainly laid to lawn with a patio area — ideal for summer gatherings and for children to play safely. A wonderful home in a fantastic location — early viewing is highly recommended.

MUST BE VIEWED





- Detached House
- Four Good-Sized Bedrooms
- Two Reception Rooms
- Modern Fitted Breakfast Kitchen
- Utility & WC
- Sun Room
- Bathroom & En-Suite
- Driveway For Multiple Cars
- Large South-Facing Garden
- Sought-After Location





GROUND FLOOR

Entrance Hall

5'3" x 4'7" (1.62m x 1.42m)
The entrance hall has tiled flooring, carpeted stairs, coving to the ceiling, a UPVC double-glazed obscure panelled window, and a single UPVC door providing access into the accommodation.

Living Room

13'6" x 16'0" (4.14m x 4.89m)
The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, and a radiator.

Kitchen Diner

18'2" x 10'5" (5.54m x 3.18m)
The kitchen has a range of fitted handleless base and wall units with laminate worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated double oven, a five-ring gas hob with an extractor hood and splashback, an integrated dishwasher, an integrated fridge freezer, tiled flooring, recessed spotlights, space for a dining table, open plan to the sun room, an in-built under-stair cupboard, and a UPVC double-glazed window to the rear elevation.

Sun Room

7'6" x 10'6" (2.29m x 3.21m)
The sun room has tiled flooring, a radiator, exposed brick walls, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

Utility Room

8'0" x 7'1" (2.46m x 2.17m)
The utility room has a fitted base unit and a laminate worktop, a stainless steel sink with a mono mixer tap and drainer, a wall-mounted boiler, space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring, a radiator, recessed spotlights, a UPVC double-glazed windows to the rear elevation, and a single UPVC door providing side access.

WC

4'3" x 3'8" (1.32m x 1.12m)
This space has a low level dual flush WC, a wall-mounted wash basin, tiled splashback, tiled flooring, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Play Room / Office

16'1" x 7'9" (4.92m x 2.37m)
This versatile space has wood-effect flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation, and two skylight windows.

FIRST FLOOR

Landing

9'9" x 5'8" (2.98m x 1.73m)
The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, an in-built cupboard, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

12'10" x 11'0" (3.92m x 3.36m)
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted cupboards and over-the-bed storage cupboards, a fitted sliding mirrored door wardrobe, and access into the en-suite.

En-Suite

4'6" x 6'8" (1.38m x 2.05m)
The en-suite has a concealed dual flush WC combined with a vanity unit wash basin and fitted storage underneath, a shower enclosure with a mains-fed shower, a chrome heated towel rail, partially tiled walls, a wall-mounted mirrored cabinet, and a UPVC double-glazed obscure window to the side elevation

Bedroom Two

8'2" x 10'9" (2.50m x 3.30m)
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

8'2" x 8'3" (2.51m x 2.52m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Four

8'3" x 9'6" (2.52m x 2.90m)
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

6'8" x 6'7" (2.04m x 2.01m)
The bathroom has a concealed dual flush WC, a wash basin with storage underneath, a 'P' shaped bath with a mains-fed shower and a curved shower screen, fully tiled walls, tiled flooring, a chrome heated towel rail, an electrical shaving point, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars, a lawned area, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a lawn, various plants, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal - Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – Covenants
Other Material Issues – No

DISCLAIMER

The vendor has informed us that the garage has conversion has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

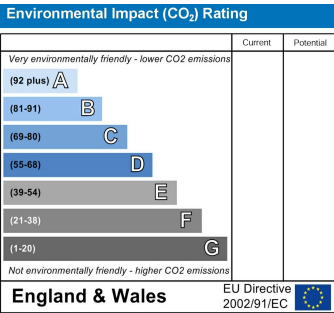
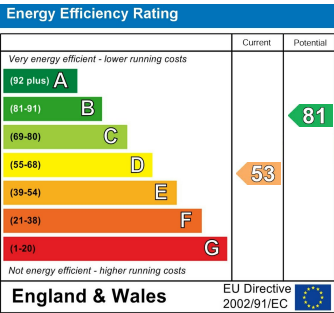
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

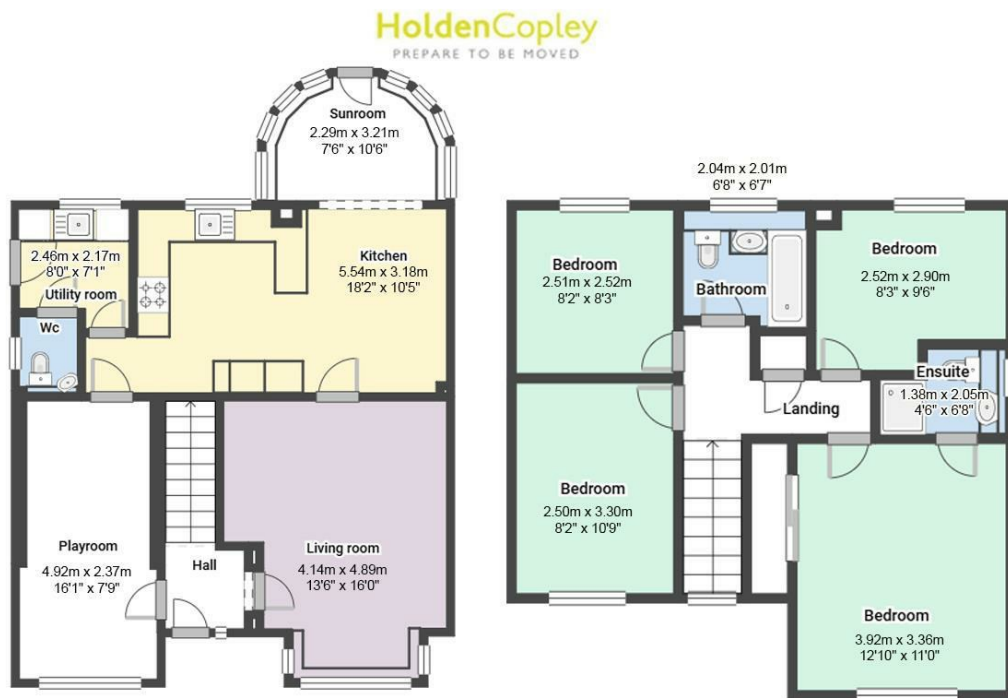
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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



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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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