

HoldenCopley

PREPARE TO BE MOVED

Harrow Road, West Bridgford, Nottinghamshire NG2 7DX

Guide Price £450,000

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GUIDE PRICE £450,000-£475,000

DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION...

This three-bedroom detached bungalow offers spacious and versatile accommodation, making it ideal for a wide range of buyers – whether you're upsizing, downsizing, or looking for single-storey living with added flexibility. Deceptively spacious throughout, this home is ready to move straight into. The ground floor comprises an inviting entrance hall, a generously sized living room, and a kitchen diner with plenty of space for both cooking and entertaining. There are two well-proportioned double bedrooms and a three-piece bathroom suite. Upstairs, the impressive master bedroom benefits from a private en-suite and double French doors opening onto a balcony that overlooks the garden – a perfect retreat to unwind. Outside, the property continues to impress with a large driveway providing ample off-street parking for multiple vehicles and access to a garage. To the rear, you'll find a south-facing garden featuring a patio seating area, low-maintenance artificial lawn, and a useful outhouse. Situated in one of the most highly sought-after areas, this property is just a short stroll from the vibrant heart of West Bridgford, where you'll find an array of shops, cafes, restaurants, and bars. The area is well-regarded for its community feel, excellent local schools, and green spaces. With superb transport links and easy access to Nottingham City Centre.

MUST BE VIEWED





- Detached Bungalow
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite & En-Suite
- Large Driveway
- Garage
- South-Facing Rear Garden
- Sought-After Location
- Excellent Transport Links





GROUND FLOOR

Porch

4'9" x 1'1" (1.46m x 0.35m)
The porch has a UPVC door providing access into the accommodation.

Hallway

20'0" max x 7'3" (6.11m max x 2.21m)
The hallway has laminate flooring, carpeted stairs, a picture rail, access to the garage, and a door leading from the porch.

Living Room

15'5" x 12'5" (4.72m x 3.79m)
The living room has carpeted flooring, a picture rail, a radiator, a feature fireplace with a hearth and a decorative surround, two UPVC double-glazed obscure windows to the side elevation, and a UPVC double-glazed window to the front elevation.

Kitchen

14'0" max x 13'5" (4.29m max x 4.09m)
The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and a half with a pull-out mixer tap and drainer, an extractor fan, space for a free-standing cooker, space for a fridge freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, partially tiled walls, wood-effect flooring, recessed spotlights, a radiator, UPVC double-glazed windows to the rear elevation, and a UPVC door providing access to the rear garden.

Bedroom Two

12'5" x 9'11" (3.79m x 3.03m)
The second bedroom has carpeted flooring, a picture rail, a radiator, and a UPVC double-glazed window to the side elevation.

Sitting Room/Bedroom Three

14'5" max x 12'0" (4.41m max x 3.67m)
The sitting room/bedroom three has carpeted flooring, a picture rail, an electric fireplace, a radiator, and double French doors opening out on to the rear garden.

Bathroom

10'3" x 6'3" (3.14m x 1.93m)
The bathroom has a low level dual flush W/C, a vanity storage unit with a counter-top wash basin, a wet-room style shower enclosure with a mains fed shower fixture and handheld shower head, a shower screen, an electric shaving point, vinyl flooring, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Bedroom One

16'2" max x 12'3" approx (4.93m max x 3.74m approx)
The first bedroom has carpeted flooring, two radiators, a walk-in wardrobe, UPVC double-glazed windows to the rear elevation, and double French doors opening out onto the balcony.

En-Suite

11'3" max x 6'8" (3.45m max x 2.05m)
The en-suite has a concealed low level W/C, a vanity storage unit with a wash basin, a wet-room style shower with a wall-mounted electric shower and handheld shower head, waterproof wall panelling, a radiator, vinyl flooring, recessed spotlights, and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway for multiple car off-street parking, a small garden with various plants and shrubs, fence panelled boundaries, and access to the garage.

Garage

15'1" x 7'9" (4.61m x 2.37m)
The garage has lighting, power points, and double French doors.

Rear

To the rear of the property is a south-facing garden is an enclosed garden featuring a patio seating area, artificial lawn, an out building, a decorative brick feature, and fence panelled boundaries.

ADDITIONAL INFORMATON

Broadband Networks - 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 – Heat Source Pump
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

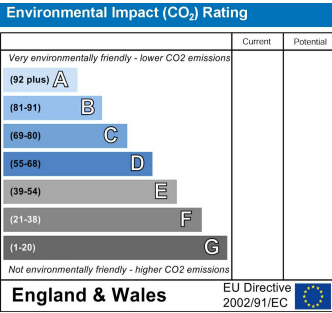
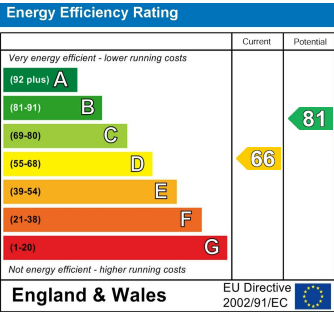
DISCLAIMER

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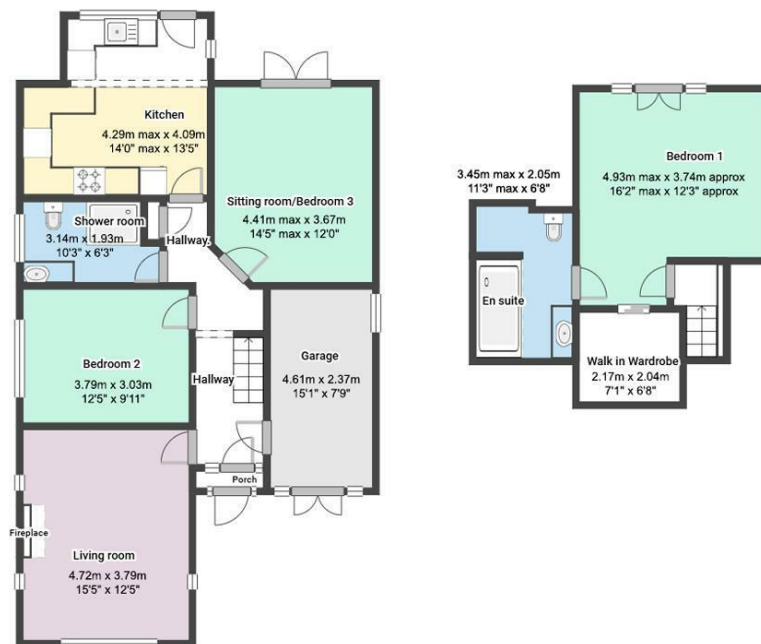
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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