

HoldenCopley

PREPARE TO BE MOVED

George Road, West Bridgford, Nottinghamshire NG2 7QG

£650,000

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BEAUTIFUL THREE-STOREY HOUSE...

This stunning semi-detached house combining period charm with modern features, set in the highly sought-after location of West Bridgford. This beautifully presented home is within easy walking distance of a range of shops, coffee houses, bars and restaurants, as well as excellent local schools. Spanning three floors, the accommodation begins with a welcoming entrance hall leading into the family room, which boasts a bay window to the front and a feature fireplace housing a multi-fuel log burner. Adjacent is a cosy living room with an original fireplace, offering character and warmth. To the rear, a generous fitted kitchen opens through double French doors to the rear garden, and also provides access to a ground floor W/C. On the first floor, there are two bedrooms and a four-piece bathroom suite, while the second floor offers two further bedrooms, providing ample space for family living. Externally, the property features a front garden with a lawn, established shrubs and plants, a block-paved footpath leading to the front door, and off-street parking for one vehicle. Gated access leads to a charming rear garden, complete with a spacious lawn, a large slabbed patio ideal for entertaining, and enclosed boundaries offering privacy. Two sheds, both with lighting and electricity, sit alongside a log store, while a trellis with raised planters and well-maintained flower beds add character and colour to the space.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor W/C
- Generous Sized Cellar
- Well Presented Through Out
- Off-Street Parking
- South Facing Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'6" (max) x 3'2" (6.26m (max) x 0.98m)
The entrance hall has wood flooring, carpeted stairs, coving to the ceiling, a decorative ceiling arch, a dado rail, a column radiator, and a door providing access into the accommodation.

Family Room

14'0" x 12'0" (4.29m x 3.68m)
The family room has a Sash bay window to the front elevation, a decorative feature fireplace with a muti fuel burner, coving to the ceiling, a ceiling rose, a fitted base unit, a column radiator, and wood flooring.

Living Room

12'8" x 10'1" (3.87m x 3.08m)
The living room has two Sash window to the side elevation, a TV point, an original feature fireplace, an in-built cupboard, a dado rail, coving to the ceiling, a ceiling rose, and wood flooring.

Kitchen

26'2" x 16'7" (8.00m x 5.06m)
The kitchen has a range of fitted base and wall units with worktops, a Belfast sink with a swan neck mixer tap, a range cooker, space for a dining table, two in-built cupboards, an integrated fridge, an integrated dishwasher, tiled splashback, tiled flooring, four Velux windows, three sash windows to the side and rear elevation, and double French door opening to the rear garden.

W/C

This space has a Velux window, a low level flush W/C, a pedestal wash basin, a washing machine, recessed spotlights, and tiled flooring.

BASEMENT

Cellar One

16'7" x 5'6" (max) (5.08m x 1.69m (max))
The first cellar has ample storage, and lighting.

Cellar Two

13'2" x 10'5" (max) (4.02m x 3.18m (max))
The second cellar has ample storage, electrics, and lighting.

Cellar Three

7'6" x 12'5" (2.29m x 3.80m)
The third cellar has ample storage, electrics, and lighting.

FIRST FLOOR

Landing

2'6" x 16'2" (0.78m x 4.94m)
The landing has carpeted flooring, an in-built cupboard, and access to the first floor accommodation.

Master Bedroom

15'8" x 11'5" (4.80m x 3.49m)
The main bedroom has two sash windows to the front elevation, a column radiator, coving to the ceiling, a ceiling rose, and carpeted flooring.

Bedroom Two

12'11" x 10'0" (3.96m x 3.06m)
The second bedroom has a sash windows to the rear elevation, a column radiator, coving to the ceiling, and carpeted flooring.

Bathroom

9'8" x 8'2" (2.95m x 2.51m)
The bathroom has an obscure sash window to the rear elevation, a low level flush W/C, a pedestal wash basin, a freestanding bath with claw feet, central mixer taps and a handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, partially tiled walls, and Herringbone style flooring.

SECOND FLOOR

Upper Landing

7'5" x 2'8" (2.28m x 0.82m)
The upper landing has a Velux window, carpeted flooring, access into the loft, and access to the second floor accommodation.

Bedroom Three

15'10" x 9'11" (4.83m x 3.03m)
The third bedroom has two Velux windows, a sash window to the side elevation, a radiator, and carpeted flooring.

Bedroom Four

11'7" x 10'0" (3.54m x 3.06m)
The fourth bedroom has a Velux window, a sash window to the side elevation, a radiator, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a lawn, established planted shrubs and plants, a block paved footpath leading to the front door and providing parking for one vehicle., and gated access to the rear garden.

Rear

To the rear, the property opens onto a charming garden oasis, complete with a generous lawn and a spacious slabbed patio, ideal for entertaining or simply enjoying the outdoors. The garden is enclosed with fenced boundaries on both sides and a wall to the rear, providing privacy and security. Along the right-hand side, you'll find two sheds, both equipped with lighting and electricity, separated by a large log store. To the left, a trellis with raised planters adds a touch of seclusion, while well-maintained planted beds bring colour and character to the space.

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

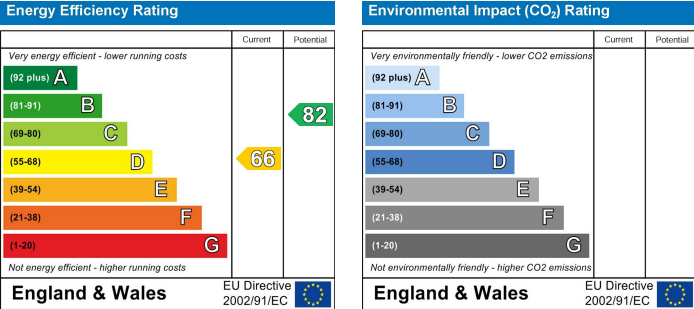
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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