

HoldenCopley

PREPARE TO BE MOVED

Rosebery Avenue, West Bridgford, Nottinghamshire NG2 5FQ

£400,000

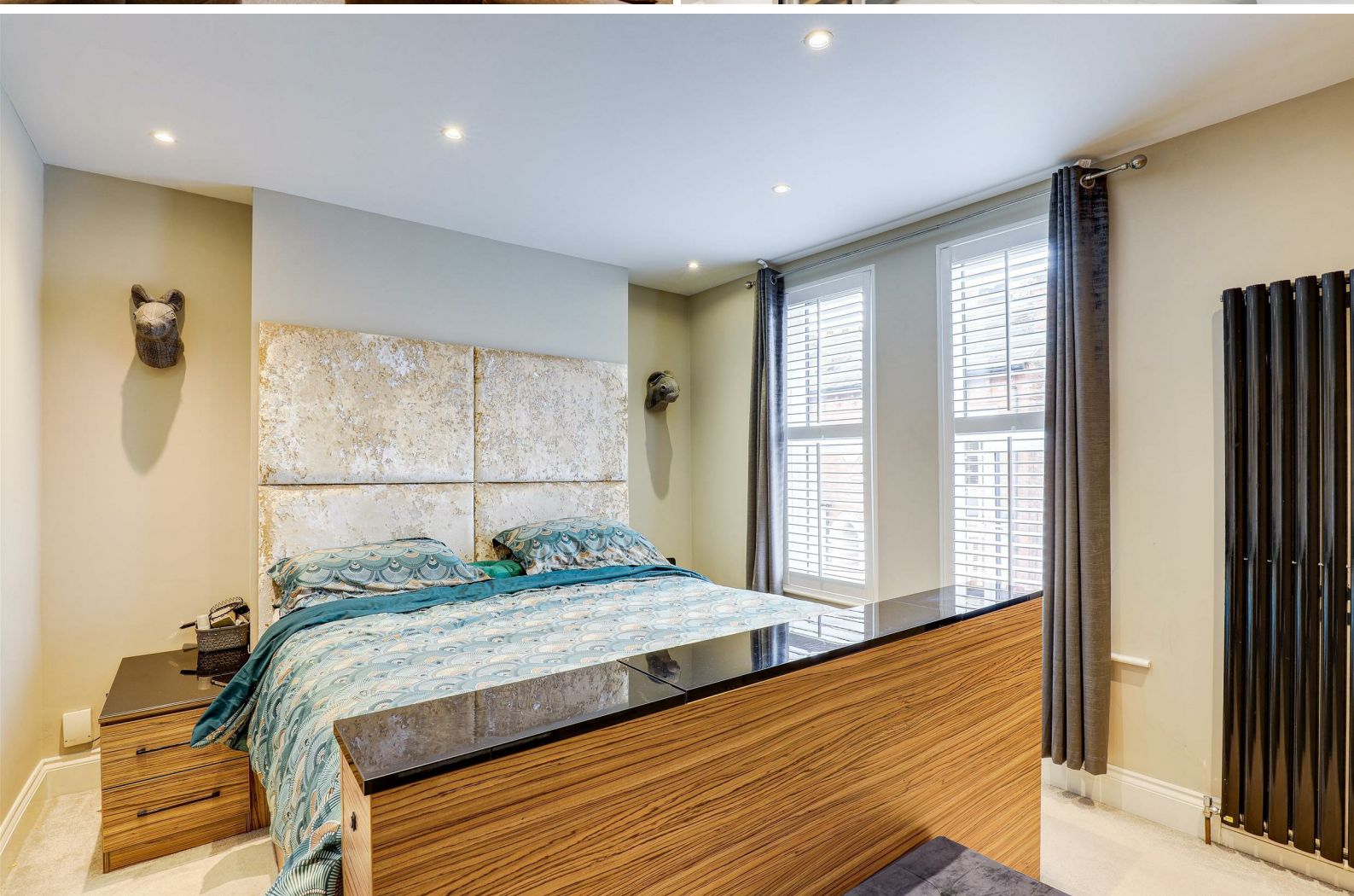
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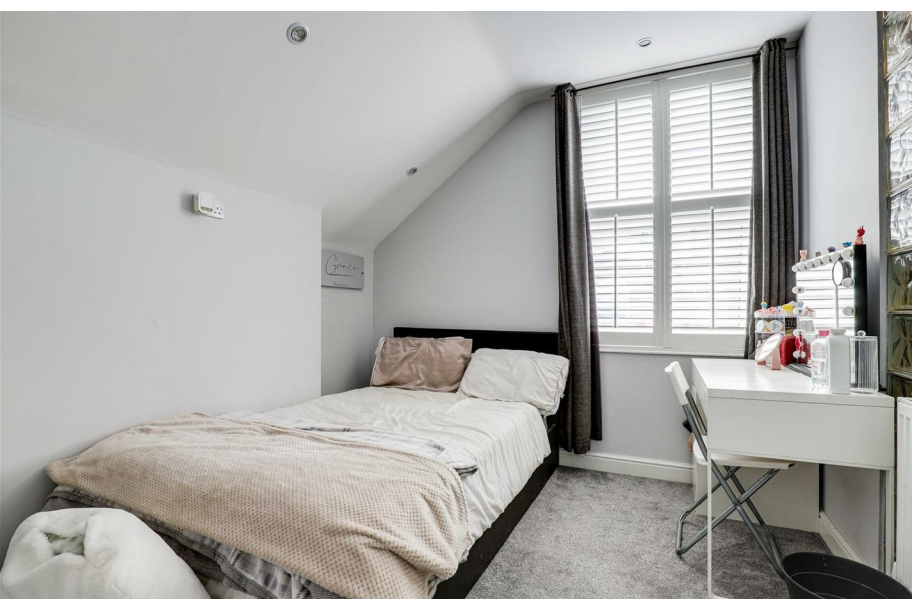


THE PERFECT FAMILY HOME...

This five bedroom detached house boasts spacious accommodation set across four floors and has undergone a complete renovation over the years, including a full cellar conversion, rear extension and extensive insulation works. The result is a light and versatile home that perfectly suits the needs of a growing family. The property is situated in a highly sought-after and characterful location, just moments from the picturesque Forest City Grounds and within easy reach of a range of local amenities including Trent Bridge Cricket Ground, the River Trent and Nottingham City Centre. To the ground floor, you are greeted by an entrance hall leading to a bay-fronted living room and a dining room open plan to a modern fitted kitchen complete with a range of integrated appliances. The lower level benefits from a double bedroom, a cinema room and ample storage space, while the first floor offers two generous bedrooms serviced by a three-piece bathroom suite. Upstairs on the second floor are a further two bedrooms complemented by a stylish shower suite. Outside, to the front there is on-street permit parking, and to the rear is a low-maintenance garden with an artificial lawn, a brick-built outhouse and uninterrupted views of the City Grounds providing a peaceful and scenic backdrop.

MUST BE VIEWED





- Four-Storey Detached House
- Five Good-Sized Bedrooms
- Two Reception Rooms & Cinema Room
- Modern Fitted Kitchen With Integrated Appliances
- Two Bathroom Suites
- Fully Renovated Throughout
- Low Maintenance Garden
- On-Street Permit Parking
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has a single door providing access into the accommodation.

Entrance Hall

2*7" x 11*6" (0.81m x 3.52m)

The entrance hall has hardwood flooring, a column radiator, a wall-mounted security alarm panel, coving to the ceiling, a decorative ceiling arch, carpeted stairs, and a single wooden door with obscured glass via the porch.

Living Room

10*8" x 12*10" (3.26m x 3.92m)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, carpeted flooring, a column radiator, coving to the ceiling, a ceiling arch, a TV point, and a feature fireplace.

Dining Room

11*6" x 11*1" (3.53m x 3.38m)

The kitchen has a range of fitted base and wall units with a laminate wrap-around worktop, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated electric double oven with a gas hob, extractor hood and coloured splashback, an integrated dishwasher, an integrated washer / dryer, a freestanding American-style fridge freezer, space for a wine fridge, hardwood flooring, recessed spotlights, a partially-vaulted ceiling with a Velux window, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

11*6" x 8*8" (3.53m x 2.66m)

The kitchen has a range of fitted base and wall units with a laminate wrap-around worktop, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated electric double oven with a gas hob, extractor hood and coloured splashback, an integrated dishwasher, an integrated washer / dryer, a freestanding American-style fridge freezer, space for a wine fridge, hardwood flooring, recessed spotlights, a partially-vaulted ceiling with a Velux window, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

BASEMENT LEVEL

Hall

3*5" x 2*9" (1.05m x 0.85m)

The hall has vinyl flooring, carpeted stairs with a chrome handrail, recessed spotlights, and provides access to the lower level accommodation.

Bedroom Five

12*11" x 11*1" (3.94m x 3.38m)

The fifth bedroom has a UPVC double-glazed bay window to the front elevation, vinyl flooring, two radiators, recessed spotlights, and an in-built storage shelving unit.

Cinema Room

12*9" x 9*10" (3.90m x 3.00m)

The cinema room has vinyl flooring, recessed spotlights, a radiator, an in-built storage shelving unit, an in-built cupboard, and access into the store room.

Store Room

FIRST FLOOR

Landing

5*2" x 11*11" (1.59m x 3.64m)

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

Master Bedroom

14*4" x 10*9" (4.38m x 3.30m)

The main bedroom has UPVC double-glazed windows with bespoke fitted shutters to the front elevation, carpeted flooring, a vertical radiator, recessed spotlights, and a range of fitted wardrobes with drawers and a dressing table.

Bedroom Two

8*10" x 11*11" (2.70m x 3.64m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a bespoke built cabin bed with fitted wardrobes and desk underneath.

Bathroom

7*9" x 7*8" (2.38m x 2.36m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, an in-built cupboard, vinyl flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and two UPVC double-glazed obscure windows to the side elevation.

SECOND FLOOR

Upper Landing

10*10" x 2*8" (3.31m x 0.83m)

The upper landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, recessed spotlights, in-built cupboards, and provides access to the second floor accommodation.

Bedroom Three

11*8" x 8*7" (3.57m x 2.62m)

The third bedroom has a partially-vaulted ceiling, UPVC double-glazed window to the rear elevation, carpeted flooring, recessed spotlights, a radiator, recessed wall alcoves, and fitted storage solutions featuring a wardrobe, shelving and a desk.

Bedroom Four

10*6" x 9*3" (3.22m x 2.83m)

The fourth bedroom has a partially-vaulted ceiling, a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, carpeted flooring, a radiator, recessed spotlights, and a feature block-glass window strip.

Shower Room

7*7" x 4*6" (2.31m x 1.37m)

This room has a concealed dual flush WC, a vanity unit wash basin, a shower enclosure with an overhead rainfall shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, a partially-vaulted ceiling, recessed spotlights, and a feature block glass window strip.

OUTSIDE

To the front of the property there is on-street permit parking, while to the rear is a low-maintenance garden featuring an artificial lawn, an outhouse, courtesy lighting, external power sockets, an outdoor tap, fence panelled boundaries and side gated access.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach
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 - Low risk for rivers & sea / very low risk for surface water
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

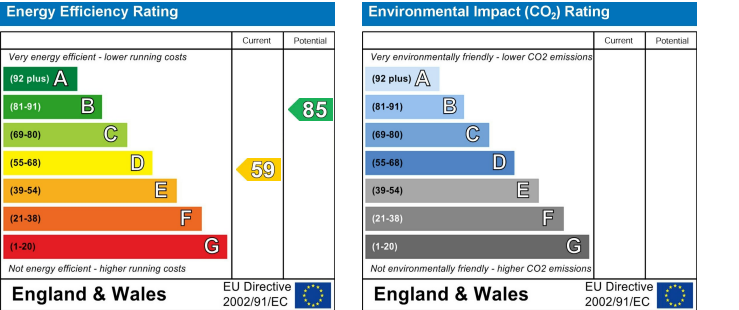
Council Tax Band Rating - Rushcliffe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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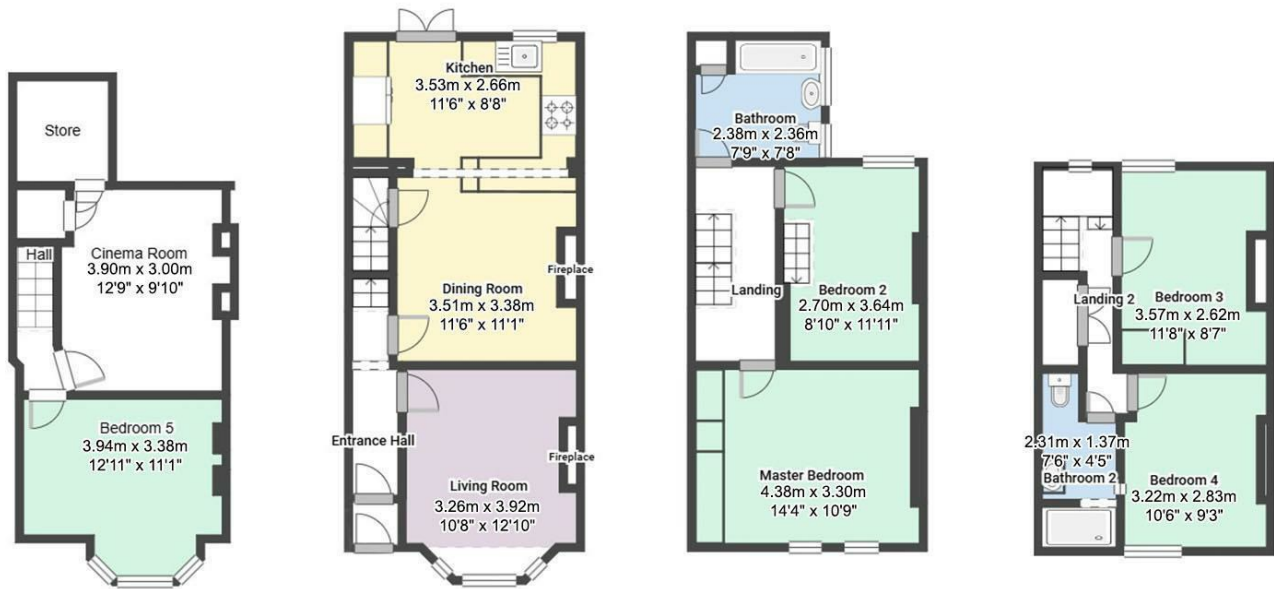
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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www.holdencopley.co.uk

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