

HoldenCopley

PREPARE TO BE MOVED

Burleigh Road, West Bridgford, Nottinghamshire NG2 6FP

Guide Price £525,000 - £550,000

Burleigh Road, West Bridgford, Nottinghamshire NG2 6FP



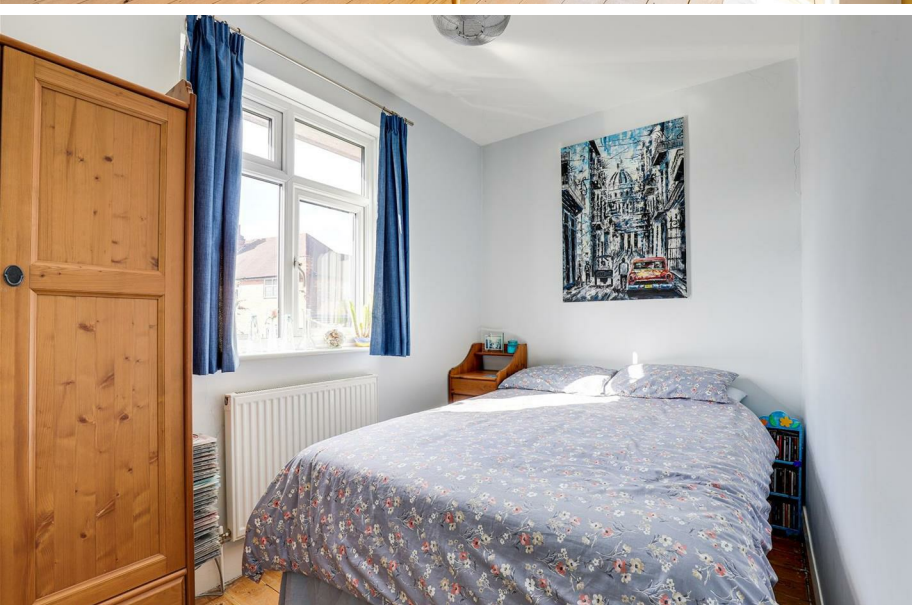
GUIDE PRICE £525,000 - £550,000

SPACIOUS FAMILY HOME WITH A SOUTH-FACING GARDEN...

This well-presented three-bedroom semi-detached home offers an abundance of space both inside and out, making it the perfect choice for a family buyer. Boasting a thoughtful blend of modern living and original character features—including beautiful original wooden flooring and stained glass windows—the property is ready for any buyer to move straight in. Situated in the highly sought-after location of West Bridgford, this property is perfectly positioned close to outstanding-rated schools, popular shops, cafés, bars, restaurants, and convenient transport links providing easy access to Nottingham City Centre and beyond. West Bridgford also boasts green spaces such as The Embankment and Bridgford Park, making it an excellent location for families and professionals alike. To the ground floor, the property comprises an entrance hall, a bay-fronted living room with a cast iron fireplace, and a separate dining room that flows into a bright and spacious family room, complete with roof lights and bi-folding doors opening out to the rear garden. There is open access into a modern fitted kitchen, as well as a convenient utility room with a W/C. Upstairs, the first floor offers three generously sized double bedrooms, two of which boast open feature fireplaces, along with a three-piece bathroom suite and access to a loft space, providing additional storage. Outside, the front of the property features a driveway providing off-road parking, along with raised wooden planters, mature trees, and attractive landscaping. To the rear, you'll find a private south-facing garden that is perfect for entertaining, complete with a decked seating area, well-maintained lawn, mature shrubs and trees, and a garden shed.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Bay Fronted Living Room With Cast Iron Fireplace
- Seperate Dining Room & Family Room With Bi-Folding Doors
- Modern Fitted Kitchen
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite
- Off-Road Parking
- Private South-Facing Rear Garden
- Highly Sought After Location





GROUND FLOOR

Entrance Hall

7'1" x 14'7" (2.18m x 4.46m)

The entrance hall has an original wooden stained-glass window to the front elevation, an entrance mat, a carpeted stairs runner, an under the stairs cupboard, a built-in cupboard, a radiator and a single composite door providing access into the accommodation.

Living Room

11'11" x 14'7" (3.64m x 4.45m)

The living room has an original wooden stained-glass bay window to the front elevation, original wooden flooring, a cast iron fireplace with a tiled hearth, a radiator and a picture rail.

Dining Room

12'10" x 11'11" (3.93m x 3.65m)

The dining room has original wooden flooring, a recessed chimney breast alcove, a radiator and open access into the family room.

Family Room

19'10" x 11'3" (6.07m x 3.44m)

The family room has tiled flooring, two radiators, two roof lights, recessed spotlights, open access into the kitchen and Aluminium bi-folding doors providing access out to the garden.

Kitchen

10'6" x 11'11" (3.22m x 3.65m)

The kitchen has a range of fitted base and wall units with wooden worktops and a tiled splashback, space for a freestanding dual oven Range cooker with an extractor hood, a stainless steel sink and a half with a drainer and a period style mixer tap, space and plumbing for a dishwasher, space for an American style fridge-freezer, tiled flooring, a built-in cupboard, a recessed wall alcove, recessed spotlights and a UPV double-glazed obscure window to the side elevation.

Utility Room/WC

5'4" x 7'1" (1.64m x 2.18m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a fitted base unit with a worktop, space for an under the counter fridge, fitted wall units, space and plumbing for a washing machine, tiled flooring, a radiator, a wall-mounted boiler, recessed spotlights, an extractor fan and an original wooden obscure window to the side elevation.

FIRST FLOOR

Landing

12'6" x 4'0" (3.83m x 1.23m)

The landing has original wooden stained-glass windows to the side elevation, carpeted flooring, eaves storage, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'11" x 15'1" (3.64m x 4.61m)

The main bedroom has an original wooden stained-glass bay window to the front elevation, original wooden flooring, a recessed chimney breast alcove with a decorative surround and tiled hearth and a radiator.

Bedroom Two

11'11" x 15'1" (3.64m x 4.61m)

The second bedroom has a UPVC double-glazed window to the rear elevation, original wooden flooring, a recessed chimney breast alcove with a decorative surround and tiled hearth and a radiator.

Bedroom Three

6'7" x 10'4" (2.02m x 3.17m)

The third bedroom has a UPVC double-glazed window to the rear elevation, original wooden flooring and a radiator.

Bathroom

7'2" x 7'7" (2.20m x 2.32m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted bath with a mains-fed over the head rainfall shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front is a driveway for one vehicle, raised wooden planters with various plants, mature trees and a wooden double gate with a lattice top providing rear access.

Rear

To the rear is a private south-facing garden with a wooden decked seating area, a lawn, mature shrubs and trees, a shed and courtesy lighting.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

DISCLAIMER

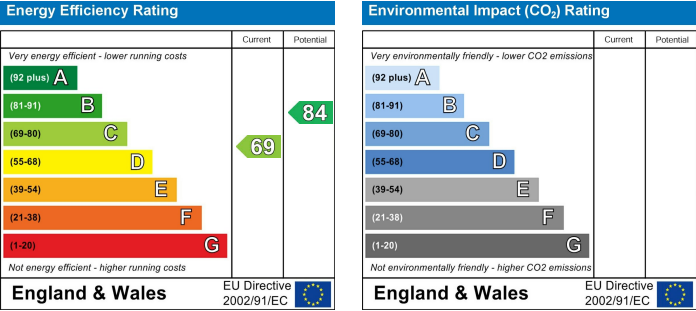
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 license 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.



Burleigh Road, West Bridgford, Nottinghamshire NG2 6FP

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

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

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.