

HoldenCopley

PREPARE TO BE MOVED

Rutland Road, West Bridgford, Nottinghamshire NG2 5DG

Guide Price £650,000 - £795,000

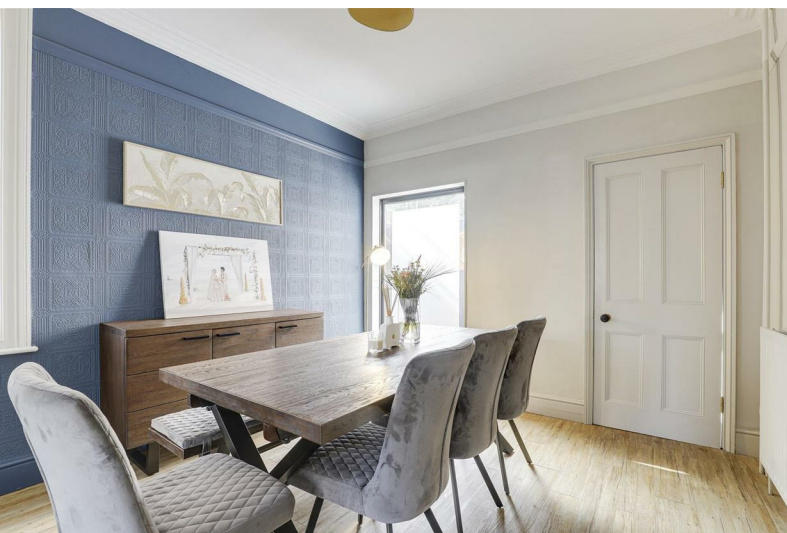
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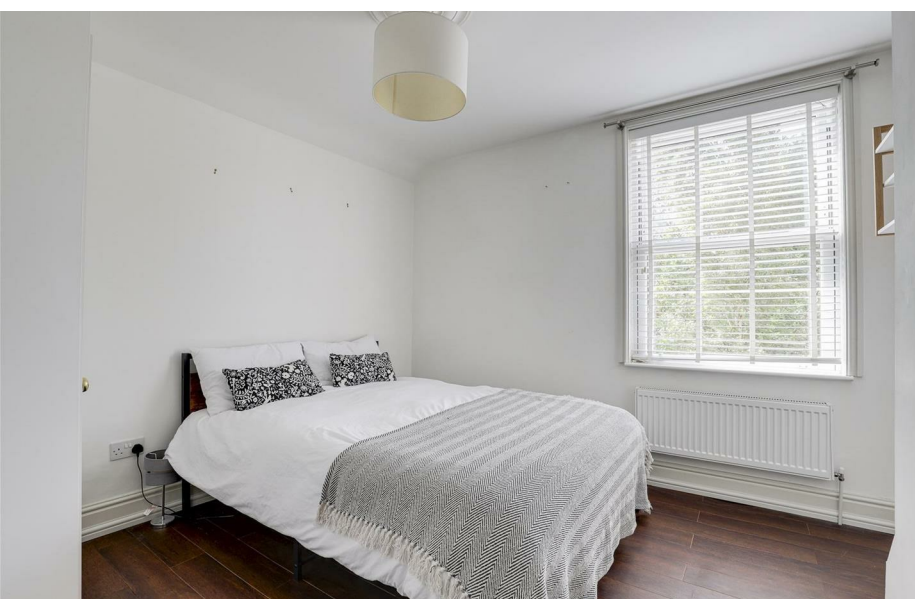


GUIDE PRICE £650,000 - £700,000

FAMILY HOME SPANNING FOUR FLOORS...

This substantial five-bedroom semi-detached home is well presented throughout and offers a wealth of spacious and versatile accommodation across four floors, making it an ideal purchase for any growing family looking for a property they can move straight into. 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 a porch and an entrance hall which provides access to the basement level. The ground floor also features a square bay-fronted living room with a traditional fireplace, a separate dining room, and a modern fitted kitchen-diner benefiting from bi-folding doors that open out to the rear garden. The fully converted basement level features two spacious reception rooms that can be used for whatever suits your needs—whether that's a home office, playroom, cinema room, gym, or additional living space. This level also includes a second W/C and a useful storage room. The first floor offers three well-proportioned double bedrooms, with the master bedroom benefiting from a built-in double wardrobe, and a modern three-piece family bathroom suite complete with a roll-top bath. The second floor hosts a further two bedrooms, both with built-in wardrobes, and a three-piece shower room. Outside, the property benefits from off-road parking for one vehicle to the front, while to the rear is a private and enclosed garden featuring a raised wooden decked area, a paved patio, an artificial lawn, and a garden shed.





- Semi-Detached Four Storey House
- Five Bedrooms
- Modern Fitted Kitchen-Diner With Bi-Folding Doors
- Four Versatile Reception Rooms
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & Three Piece Shower Room
- Off-Road Parking
- Private Enclosed Rear Garden
- Highly Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch
The porch has tiled flooring and double wooden doors.

Entrance Hall
4'11" x 2'10" (1.50m x 6.68m)
The entrance hall has laminate flooring, carpeted stairs, a radiator, a dado rail, coving, provides access down to the basement and a single door providing access into the accommodation.

Living Room
11'11" x 13'10" (3.64m x 4.22m)
The living room has a UPVC double-glazed square bay window with bespoke fitted shutters to the front elevation, laminate flooring, a traditional fireplace with a decorative surround and a heart, a picture rail, coving, a ceiling rose and bi-folding doors into the dining room.

Dining Room
11'11" x 10'9" (3.65m x 3.28m)
The dining room has a wooden obscure double-glazed sliding sash window to the side elevation, a full length double-glazed partially obscure window to the rear elevation, laminate flooring, a radiator, a picture rail, coving and a ceiling rose.

Kitchen
31'3" x 10'10" (9.54m x 3.32m)
The kitchen has a range of fitted shaker style base and wall units with wooden worktops, an integrated double oven, a gas hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, tiled flooring, a radiator, a partially tiled wall, recessed spotlights, UPVC double-glazed windows to the side elevation, a roof light and Aluminium bi-folding doors providing access out to the garden.

Utility Room
5'8" x 6'2" (1.74m x 1.89m)
The utility room has a fitted base and wall unit with a worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring, a partially tiled wall and a roof light.

W/C
2'10" x 5'8" (0.87m x 1.75m)
This space has a low level flush W/C, a Belfast sink with deck-mounted traditional taps, a tiled splashback and fitted storage, tiled flooring, a radiator and a UPVC double-glazed obscure window to the rear elevation.

BASEMENT

Hall
16'5" x 5'2" (5.01m x 1.58m)
The hall has laminate flooring, carpeted stairs and a radiator.

Play Room
11'6" x 25'8" (3.53m x 7.83m)
The play room has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, a vertical radiator, recessed spotlights and an extractor fan.

Yoga Room
16'11" x 10'6" (5.17m x 3.22m)
The yoga room has a UPVC double-glazed obscure window to the side elevation, laminate flooring and a radiator.

W/C
2'11" x 6'3" (0.89m x 1.91m)
This space has a low level flush W/C, a wall-mounted wash basin, laminate flooring, tiled walls and an extractor fan.

Basement Storage
3'4" x 10'7" (1.04m x 3.25m)

FIRST FLOOR

Landing
5'8" x 22'3" (1.74m x 6.80m)
The landing has carpeted flooring, a radiator, a dado rail and provides access to the first floor accommodation.

Master Bedroom
13'10" x 16'2" (4.23m x 4.94m)
The main bedroom has a UPVC double-glazed square bay window and a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, a traditional fireplace with a tiled hearth, a built-in floor to ceiling double wardrobe, coving and a ceiling rose.

Bedroom Two
10'7" x 12'0" (3.23m x 3.66m)
The second bedroom has a UPVC double-glazed sliding sash window to the rear elevation, laminate flooring, a radiator, a dado rail and coving.

Bedroom Three
11'1" x 11'9" (3.38m x 3.60m)
The third bedroom has a UPVC double-glazed sliding sash window to the rear elevation, laminate flooring, a radiator, a built-in cupboard and a ceiling rose.

Bathroom
7'10" x 9'2" (2.40m x 2.80m)
The bathroom has a low level flush W/C, a console wash basin, a roll top bath with chrome claw feet with a mains-fed over the head rainfall shower, hand-held shower and a glass shower screen, laminate flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed sliding sash obscure window to the side elevation.

SECOND FLOOR

Landing
4'9" x 8'0" (1.45m x 2.46m)
The landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Four
14'6" x 16'2" (4.44m x 4.93m)
The fourth bedroom has a UPVC double-glazed window to the front elevation, a roof light, carpeted flooring, a radiator and a built-in mirrored wardrobe.

Bedroom Five
11'2" x 9'1" (3.41m x 2.78m)
The fifth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe.

Shower Room
4'1" x 7'5" (1.25m x 2.28m)
The shower room has a low level concealed flush W/C, a vanity style wash basin, a fitted shower enclosure, partially tiled walls, waterproof wall panels, an electric shaving point, recessed spotlights, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front
To the front is a shared block paved driveway with space for one vehicle.

Rear
To the rear is a private garden with wooden decking, a paved patio, an artificial lawn, mature shrubs and trees, a shed, a raised wooden planter, courtesy lighting and fence panelled boundaries.

ADDITIONAL INFORMATION
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – All 4G & 5G, some 3G available
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 surface water
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

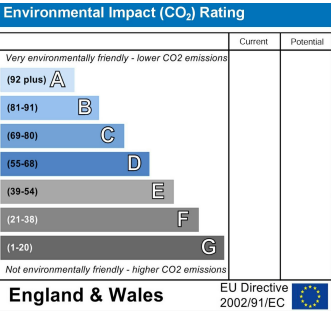
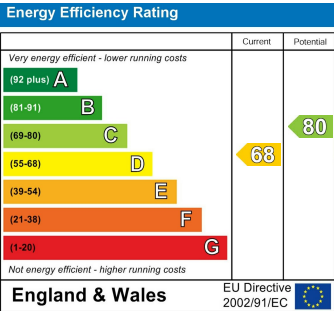
DISCLAIMER
Council Tax Band Rating - Rushcliffe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement 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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Total Area: approx. 217.5 sq. metres (2341.5 sq. feet)

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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