

HoldenCopley

PREPARE TO BE MOVED

Bromley Road, West Bridgford, Nottinghamshire NG2 7AP

Guide Price £750,000 - £850,000

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SOUGHT AFTER LOCATION...

Welcome to this detached Jesse Gray built family home, ideally situated in a sought-after cul-de-sac location, close to shops, eateries, excellent schools, and a wealth of local amenities. This impressive property spans three floors and beautifully blends modern comforts with original features, offering versatile family living throughout. The ground floor welcomes you with a spacious entrance hall, leading to a light and airy living room featuring a charming square bay window, and a separate sitting room with doors opening onto the rear garden. The fitted kitchen diner offers ample space for family meals and flows seamlessly into a utility room and ground floor W/C. Upstairs, the first floor boasts four double bedrooms and a well-appointed three-piece bathroom suite. The second floor provides a fifth double bedroom with access to an attic room, offering further potential for a home office, gym, or additional storage. Externally, the property benefits from a storm porch, front lawn, gated access to the rear garden, and a driveway leading to a detached garage. The rear garden is fully enclosed and features a patio area, lawn, and a variety of established plants, shrubs, and bushes, all enclosed by a brick wall boundary, creating a private and inviting outdoor space.

MUST BE VIEWED





- Detached House
- Five Double Bedrooms
- Living Room
- Sitting Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'8" x 11'6" (3.57m x 3.51m)
The entrance hall has original tiled flooring, carpeted stairs, coving to the ceiling, a Vertical radiator, a radiator, under stairs storage, and a door providing access into the accommodation.

Living Room

18'4" x 12'11" (5.60m x 3.94m)
The living room has a square bay window to the front elevation, a radiator, a feature fireplace, coving to the ceiling, a ceiling rose, a TV point, and carpeted flooring.

Sitting Room

12'4" x 11'11" (3.78m x 3.64m)
The sitting room has a window to the side elevation, a radiator, a feature fireplace, coving to the ceiling, Herringbone style flooring, and double doors providing access to the rear garden.

Kitchen/Diner

12'3" x 18'8" (3.74m x 5.71m)
The kitchen diner has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, a range cooker and extractor fan, space for a fridge freezer, space for a dining table, a Vertical radiator, recessed spotlights, a brick build chimney breast alcove housing a log burner, Herringbone style flooring, two UPVC double glazed windows to the rear elevation, and a door providing access to the rear garden.

Utility Room

6'3" x 5'1" (1.91m x 1.57m)
The utility room has an obscure window to the side elevation, fitted base and wall units with worktops, space and plumbing for a washing machine, space for a tumble dryer, and Herringbone style flooring.

W/C

4'10" x 4'11" (1.48m x 1.50m)
This space has a UPVC double glazed obscure windows to the front elevation, a fitted base and wall unit, a low level flush W/C, a pedestal wash basin, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

8'9" x 12'10" (2.68m x 3.92m)
The landing has carpeted flooring, an in-built cupboard, carpeted stairs, and access to the first floor accommodation.

Bedroom One

12'11" x 15'1" (3.95m x 4.61m)
The first bedroom has a window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

12'0" x 12'3" (3.66m x 3.74m)
The second bedroom has a double glazed window to the rear elevation, a radiator, a picture rail, a range of fitted wardrobes, and carpeted flooring.

Bedroom Three

14'0" x 10'3" (4.27m x 3.13m)
The third bedroom has a two double glazed window to the front and side elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Four

9'7" x 12'5" (2.93m x 3.81m)
The fourth bedroom has a double glazed window to the rear elevation, a radiator, a picture rail, and carpeted flooring.

Bathroom

8'0" x 8'9" (2.45m x 2.67m)
The bathroom has two UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a counter-top wash basin, a freestanding bath with a floor-mounted mixer tap with a handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, an in-built cupboard, partially tiled walls, and tiled flooring.

SECOND FLOOR

Bedroom Five

17'10" x 8'10" (5.46m x 2.71m)
The fifth bedroom has a double glazed window to the front elevation, a skylight, a wall-mounted heater, and carpeted flooring.

Attic Room

10'5" x 19'7" (3.19m x 5.99m)
The attic room has a Velux window, and ample storage space.

OUTSIDE

Front

To the front of the property is a storm porch, a lawn, gated access to the rear garden, and a driveway leading to the garage.

Garage

15'5" x 12'8" (4.72m x 3.88m)
The garage has a door opening to the rear garden, ample storage, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed garden with a lawn, various planted established plants shrubs and bushes, a patio area, and a brick wall boundary.

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 – Yes

DISCLAIMER

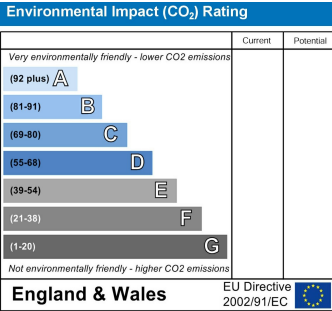
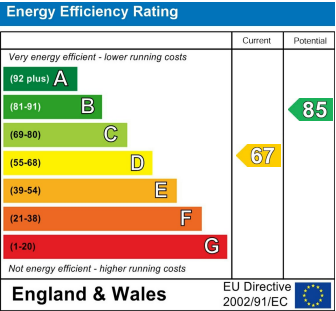
Council Tax Band Rating - Rushcliffe Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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01156712555

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

www.holdencopley.co.uk

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