

HoldenCopley

PREPARE TO BE MOVED

Julian Road, Lady Bay, West Bridgford, Nottinghamshire NG2 5AL

£450,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this detached family home is situated in the heart of the highly sought-after West Bridgford, within close proximity to excellent schools, local amenities, and transport links into Nottingham City Centre – making it the perfect purchase for any growing family. The property offers an abundance of space, characterful features, and plenty of potential for modernisation throughout. Upon entering, you are welcomed by a spacious hallway with ample storage and access to the main accommodation. The bay-fronted dining room features a beautiful fireplace and floods the space with natural light, creating the perfect spot for family meals or entertaining. To the rear, the living room boasts a further feature fireplace and French doors leading directly out to the garden, ideal for indoor-outdoor living. The fitted kitchen is equipped with a range of units, a pantry, and side access. Upstairs, you will find three well-proportioned bedrooms. The master benefits from a bay window and fitted storage, while the second double bedroom overlooks the rear garden. A further single bedroom makes the ideal nursery, office, or guest room. The accommodation is served by a shower room and a separate W/C. To the front, the property offers a driveway providing off-street parking and access to the garage. To the rear is a private, enclosed garden with a lawn, outbuilding, shed, and greenhouse – providing the perfect setting for outdoor relaxation or family activities. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss.

MUST BE VIEWED





- Detached Family Home
- Bay Fronted Dining Room With Feature Fireplace
- Living Room With Feature Fireplace & French Doors
- Fitted Kitchen With Pantry
- Shower Room & W/C
- Ample Storage Space
- Off-Street Parking & Garage
- Private Enclosed Garden
- Highly Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'7" x 15'1" (1.42m x 4.86m)

The entrance hall has wooden flooring, carpeted stairs, a built-in understairs storage cupboard, a built-in storage cupboard, a wood-framed double-glazed obscure stained glass window to the side elevation, and a single wooden door with obscure stained glass inserts providing access into the accommodation.

Dining Room

11'5" x 15'1" (3.50m x 4.86m)

The dining room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, coving to the ceiling, and a wood-framed double-glazed bay window to the front elevation.

Living Room

13'7" x 11'6" (4.16m x 3.51m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, coving to the ceiling, a wood-framed double-glazed windows to the rear elevation, and double French doors leading out to the rear garden.

Kitchen

7'8" x 12'8" (2.35m x 3.88m)

The kitchen has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a stainless steel sink and a half with a mixer tap and a drainer, an integrated cooker and hob with a concealed extractor fan, space for an undercounter appliance, tiled flooring, partially tiled walls, a pantry, wood-framed double-glazed windows to the side and rear elevations, and a single door providing side access.

FIRST FLOOR

Landing

11'6" x 2'7" (3.51m x 0.81m)

The landing has carpeted flooring, a wood-framed double-glazed obscure stained glass window to the side elevation, a built-in storage cupboard, access to the partially boarded loft, and provides access to the first floor accommodation.

Master Bedroom

11'5" x 15'1" (3.50m x 4.86m)

The main bedroom has carpeted flooring, a radiator, a range of fitted furniture including wardrobes, a vanity, and an overhead cupboard, coving to the ceiling, and a wood-framed double-glazed bay window to the front elevation.

Bedroom Two

11'6" x 13'2" (3.51m x 4.02m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, and a wood-framed double-glazed window to the rear elevation.

Bedroom Three

8'9" x 7'8" (2.69m x 2.34m)

The main bedroom has wood-effect flooring, a radiator, fitted wardrobes, coving to the ceiling, and a wood-framed double-glazed window to the front elevation.

W/C

4'4" x 2'9" (1.34m x 0.84m)

This space has a low level flush W/C, tiled flooring, a radiator, and a wood-framed window to the side elevation.

Shower Room

6'0" x 7'7" (1.85m x 2.33m)

The shower room has a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, a radiator, built-in storage cupboards, and a wood-framed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking and access to the garage, and stone and brick wall boundaries.

Rear

To the rear of the property is a private enclosed garden with a lawn, an outbuilding, access to a wash house, a shed, a greenhouse, and hedged boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very 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.

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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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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