

# HoldenCopley

PREPARE TO BE MOVED

Gertrude Road, West Bridgford, Nottinghamshire NG2 5DA

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Guide Price £400,000 - £425,000



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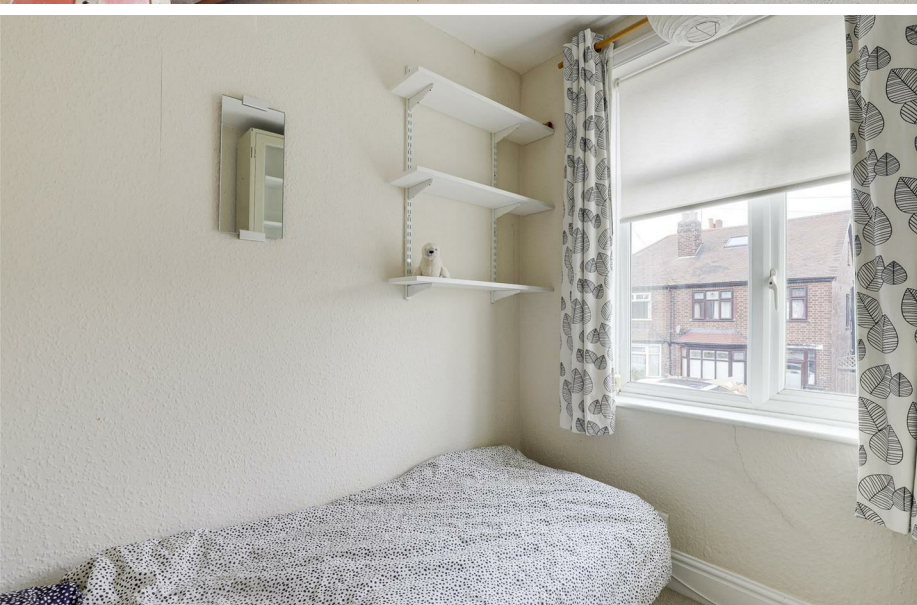
### THE PERFECT FAMILY HOME...

This three bedroom detached house is exceptionally well-presented throughout, offering spacious accommodation that has been lovingly maintained – making it the ideal home for a growing family. The property further benefits from a new roof and chimney repointing, replaced in 2019 with a 10-year guarantee, along with a regularly serviced boiler and security alarm system for peace of mind. Situated in the highly sought-after residential location of West Bridgford, this home is just a short walk away from excellent schools, independent shops, bars, cafés, and restaurants, as well as scenic parks and riverside walks, all whilst being well-connected by regular transport links into Nottingham City Centre. To the ground floor, the property comprises a porch and welcoming entrance hall adorned with stained glass windows, a dining room with open access into the living room which features a cosy wood burner and bi-folding doors opening out to the decked patio, perfect for entertaining. Completing the ground floor is a fitted kitchen with a range of integrated appliances. The first floor carries two double bedrooms and a further single bedroom serviced by a shower suite and a separate WC. Outside to the front is a driveway providing off-street parking for two cars, whilst to the rear is a private and extensive garden boasting a decked patio area with steps leading down to a large lawn, mature planting, and an additional patio area.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Shower Suite With Separate WC
- Off-Road Parking
- Extensive Rear Garden
- Sought-After Location
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Porch

6'11" x 1'11" (2.11m x 0.60m)

The porch has tiled flooring, exposed brick walls, and double French doors providing access into the accommodation.

Entrance Hall

12'5" max x 6'9" (3.79m max x 2.08m)

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, a picture rail, stained-glass windows to the front elevation, and a single wooden door with a stained-glass insert via the porch.

Dining Room

12'4" into bay x 11'3" (3.78m into bay x 3.43m)

The dining room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, a picture rail, a radiator, a feature fireplace with a gas fire, pine wood flooring, and open access into the living room.

Living Room

12'11" x 11'3" (3.96m x 3.43m)

The living room has carpeted flooring, a picture rail, a recessed chimney breast alcove with a log-burning stove and tiled hearth, a TV point, wall-mounted shelves, a radiator, and aluminium bi-folding doors opening out to the garden.

Kitchen

14'10" x 6'6" (4.53m x 2.00m)

The kitchen has a range of fitted base and wall units with worktops, a circular stainless steel sink with a swan neck mixer tap, an integrated Siemens oven, an integrated Siemens combi-oven, a four ring gas hob with an extractor hood, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, vinyl flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single door providing access to the garden.

FIRST FLOOR

Landing

10'3" max x 3'10" (3.14m max x 1.18m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13'0" x 11'3" (3.98m x 3.43m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, in-built wardrobes, and a radiator.

Bedroom Two

11'4" x 11'3" (3.47m x 3.43m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built wardrobe, and a radiator.

Bedroom Three

7'1" x 6'10" (2.16m x 2.10m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Shower Room

6'9" max x 6'2" (2.07m max x 1.88m)

This space has a sunken wash basin with fitted storage, a walk-in shower enclosure with a wall-mounted electric shower fixture, grab handles, in-built airing cupboards, a heated towel rail, partially tiled walls, exposed wooden flooring, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

WC

3'8" x 2'5" (1.14m x 0.75m)

This space has a low level flush WC, exposed wooden flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars, external lighting, and side gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden featuring a raised decked patio with glass-panelled balustrade and external lighting. Steps lead down to a lawn with an under-deck storage void, surrounded by a variety of mature trees, plants and shrubs. There is also a further patio area, a vegetable growing patch, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available -
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – 3G / 4G / 5G
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric or Gas Central Heating – Connected to Mains Supply
- Septic Tank –
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area -
- Non-Standard Construction –
- Other Material Issues –
- Any Legal Restrictions –

DISCLAIMER

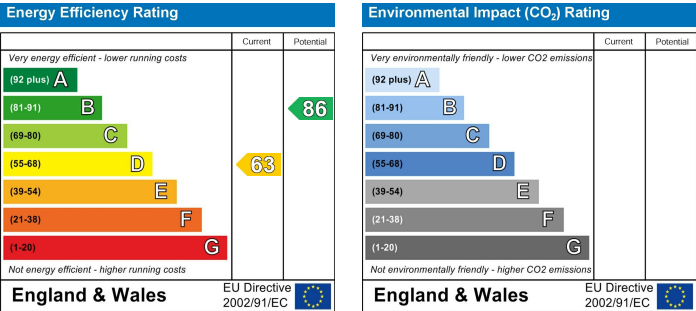
Council Tax Band Rating - Rushcliffe Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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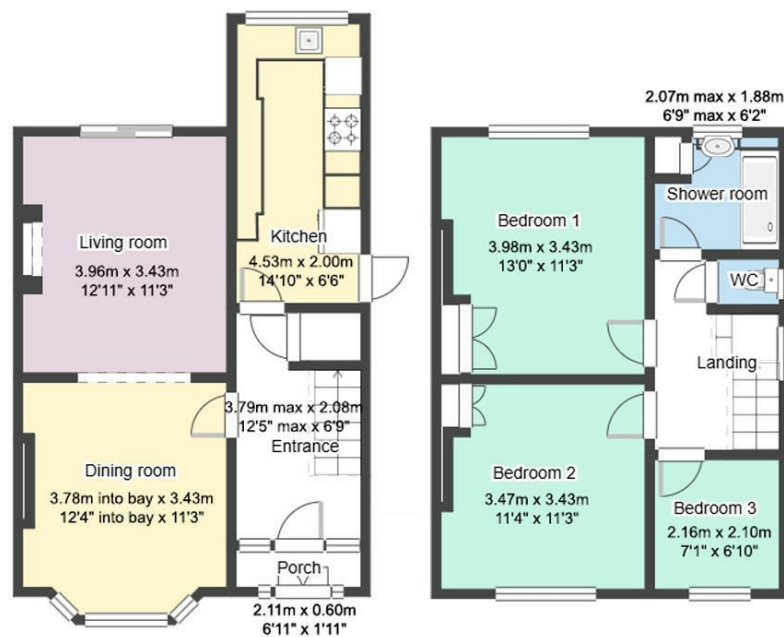
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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