

# HoldenCopley

PREPARE TO BE MOVED

Nearsby Drive, West Bridgford, Nottinghamshire NG2 6LB

---

£325,000



Nearsby Drive, West Bridgford, Nottinghamshire NG2 6LB





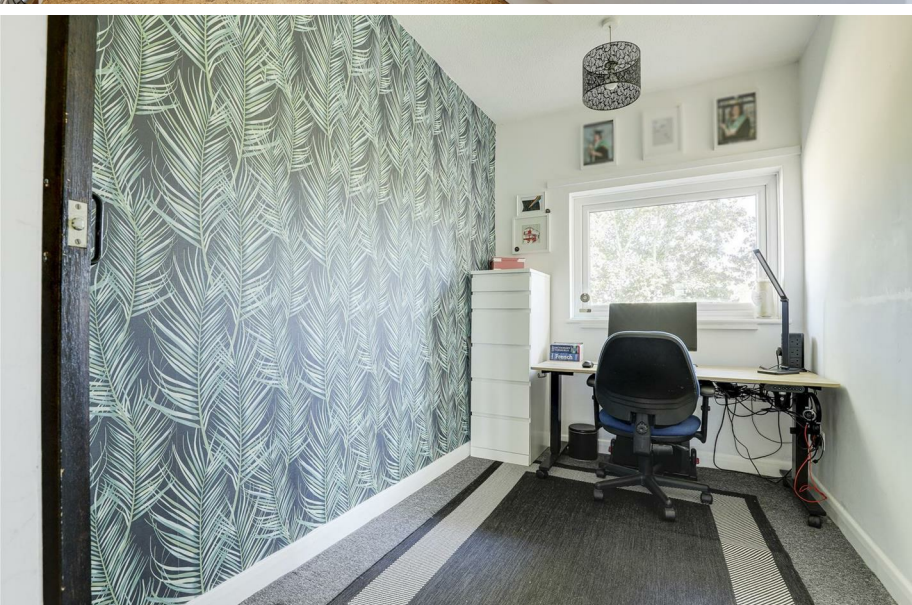
## LOCATION, LOCATION, LOCATION...

Situated in the highly sought-after residential area of West Bridgford, this beautifully presented three-bedroom mid terrace house is situated within catchment to excellent schools, local amenities, and just a stone's throw away from the vibrant Central Avenue. This property offers a wealth of space, modern fittings throughout and would make the perfect home for any growing family. Upon entering, you are welcomed by a bright porch area with ample storage and utility space. The heart of the home is the open plan kitchen/diner, finished to a high standard with shaker-style units, engineered oak worktops, a centre island, breakfast bar seating and a range of integrated appliances. This space is ideal for modern family living and entertaining, with French doors opening onto the rear garden. A separate living room offers a cosy retreat with a built-in TV unit and a stylish finish. The first floor provides three well-proportioned bedrooms, all featuring built-in storage, and are serviced by a contemporary family bathroom featuring a modern suite with both a handheld and rainfall shower. To the front of the property, a driveway provides off-street parking for two vehicles. To the rear is a well-maintained, private garden with a patio area, lawn and planted borders—ideal for outdoor dining and summer entertaining.

MUST BE VIEWED







- Beautifully Presented Mid Terrace House
- Three Well-Proportioned Bedrooms
- Cosy Living Room With Built-In Media Wall
- Large Modern Fitted Kitchen/Diner With Centre Island, Breakfast Bar & French Doors
- Ample Storage Space Throughout
- Modern Three Piece Bathroom Suite
- Off-Street Parking
- Private Enclosed Garden
- Highly Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Porch

4'4" x 9'10" (1.34m x 3.01m)

The entrance porch has vinyl flooring, a wood-effect worktop with space and plumbing for a washing machine, space for an undercounter appliance, partially painted brick walls, partially UPVC walls, UPVC double-glazed windows to the front elevation, and a single UPVC door providing access into the accommodation.

Kitchen/Diner

26'9" x 18'4" (8.17m x 5.60m)

The kitchen/diner has a range of fitted shaker-style base and wall units with engineered oak worktops, a centre island, a breakfast bar, a composite sink and a half with a mixer tap and drainer, an integrated double oven, an integrated hob with an extractor fan, an integrated fridge freezer, an integrated dishwasher, herringbone-style flooring, carpeted stairs, partially tiled walls, two radiators, a built-in understairs cupboard, recessed spotlights, UPVC double-glazed windows to the front and rear elevations, and double French doors leading out to the rear garden.

Living Room

7'5" x 15'6" (2.28m x 4.73m)

The living room has herringbone-style flooring, a radiator, a built-in TV-Unit, recessed spotlights, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, two in-built storage cupboards, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11'7" x 13'3" (3.55m x 4.05m)

The main bedroom has carpeted flooring, a radiator, a built-in wardrobe and overhead cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'7" x 11'2" (3.54m x 3.42m)

The second bedroom has wooden floorboards, a radiator, a built-in wardrobe and overhead cupboard, partially panelled walls, and a UPVC double-glazed window to the front elevation.

Bedroom Three

11'8" x 6'2" (3.57m x 1.90m)

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

Bathroom

8'2" x 5'11" (2.49m x 1.81m)

The bathroom has a low level flush W/C with a thermostatic bidet sprayer, a countertop wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

The front of the property features a double driveway providing off-street parking.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

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.

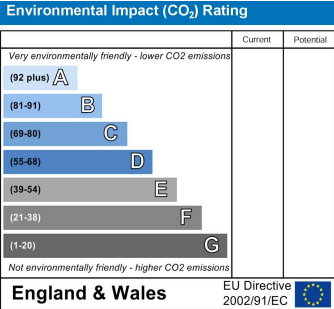
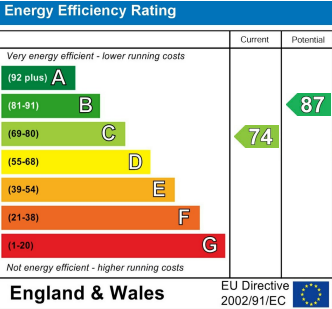
The vendor has advised the following:

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 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.

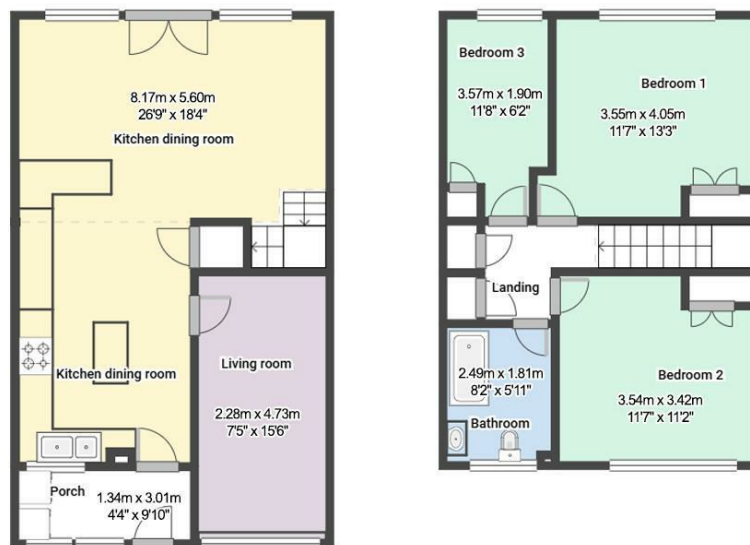
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





Nearsby Drive, West Bridgford, Nottinghamshire NG2 6LB

**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](http://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.