

HoldenCopley

PREPARE TO BE MOVED

Selby Road, West Bridgford, Nottinghamshire NG2 7BP

Guide Price £900,000 - £950,000

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BEAUTIFULLY PRESENTED DETACHED HOME ON A GENEROUS PLOT...

This five-bedroom detached house is beautifully presented throughout and finished to an exceptionally high standard, making it a credit to the current owners. Offering spacious and versatile accommodation across three floors, this home is ideal for any family buyer looking for a property they can move straight into without any compromise. To the ground floor, the accommodation comprises a welcoming entrance hall, access into the integral garage with an electric up-and-over door, a W/C, and a spacious reception room with open access into a stunning modern kitchen-diner. The kitchen is fitted with integrated appliances, a kitchen island with a breakfast bar, a wood burning stove and features bi-folding doors opening out to the rear garden. There is also a separate utility room for added convenience. To the first floor are four generous double bedrooms, including a master suite complete with a walk-in wardrobe and a modern en-suite bathroom. A five-piece family bathroom serves the additional bedrooms and boasts his and hers sinks, a freestanding bath, and a separate shower. To the second floor is a further spacious double bedroom with its own modern en-suite, another walk-in closet, and a versatile storage room, which could easily be used as a home office. Outside, the property is set back with a block-paved driveway providing off-street parking for two vehicles. To the rear is an expansive private garden featuring a sheltered decked seating area with a wooden pergola, a well-maintained lawn and mature greenery, a pond, and a garden shed. This exceptional home effortlessly combines style, space, and practicality in a prime location—making it the perfect choice for any family looking to enjoy modern living in one of Nottingham's most desirable areas.





- Detached Three Storey Family Home
- Five Double Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Ground Floor W/C & Utility Room
- Contemporary Family Bathroom & Two En-Suites
- Ample Off-Road Parking & Integral Garage
- Expansive Private Rear Garden
- Nest Smart Heating
- Highly Sought After Location





LOCATION

Situated in the highly sought-after area of West Bridgford, the property is perfectly placed within easy reach of top rated schools, along with a fantastic range of independent shops, cafés, bars and restaurants. There are also excellent transport links providing swift access into Nottingham City Centre and beyond, while West Bridgford itself offers a wealth of green open spaces, including The Embankment and Bridgford Park — making it an ideal location for families and professionals alike.

GROUND FLOOR

Entrance Hall

6'1" x 19'0" (1.87m x 5.80m)

The entrance hall has geometric tiled flooring and wooden flooring, a carpeted stairs runner, a vertical column radiator, recessed spotlights, access into the garage and a single wooden door providing access into the accommodation.

W/C

2'11" x 2'9" (0.89m x 0.85m)

This space has a low level concealed flush W/C, a wall-mounted wash basin with a tiled splashback, geometric tiled flooring, a heated towel rail, a recessed spotlight and a Aluminium double-glazed obscure window to the side elevation.

Garage

17'10" x 8'9" (5.45m x 2.68m)

The garage has heavy-duty rubber flooring, lighting, power points, a wall-mounted boiler and an electric garage door.

Living Room

12'9" x 22'6" (3.90m x 6.86m)

The living room has a Aluminium double-glazed window to the front elevation, wooden flooring, a column radiator, recessed spotlights and open access into the kitchen-diner.

Kitchen-Diner

16'0" x 25'6" (4.88m x 7.78m)

The kitchen-diner has fitted matte handleless base and wall units with a Granite worktop, an integrated dishwasher and fridge-freezer, an undermount stainless steel sink with drainer grooves, a kitchen island breakfast bar with a wooden worktop, an integrated oven and an induction hob, partially tiled and wooden flooring with partial underfloor heating, a built-in wood burning stove, with a recessed wall alcove for log storage, two vertical column radiators, four roof lights, recessed spotlights, a Aluminium double-glazed window with a window seat to the rear elevation, a single Aluminium door and Aluminium bi-folding doors providing access out to the garden.

Utility Room

9'1" x 5'10" (2.77m x 1.79m)

The utility room has fitted matte handleless base units and a full length unit with a worktop and a tiled splashback, a sink with a drainer, space and plumbing for a washing machine and tumble dryer, tiled flooring, a recessed spotlight and a Aluminium double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

23'10" x 5'11" (7.28m x 1.82m)

The landing has a Aluminium double-glazed window to the front elevation, wooden flooring, a carpeted stairs runner, a vertical column radiator, recessed spotlights and provides access to the first and second floor accommodation.

Master Bedroom

12'10" x 11'5" (3.93m x 3.50m)

The main bedroom has a Aluminium double-glazed window to the rear elevation, wooden flooring, a column radiator, access into the en-suite and closet.

En-Suite

4'11" x 6'0" (1.50m x 1.83m)

The en-suite has a low level concealed dual flush W/C, a wall-mounted vanity style wash basin, a walk in shower enclosure with a mains-fed over the head rainfall shower, a hand-held shower and tiled walls, tiled flooring, a heated towel rail, an extractor fan and a Aluminium double-glazed obscure window to the side elevation.

Closet

4'10" x 6'3" (1.49m x 1.92m)

The closet has wooden flooring and fitted floor to ceiling open wardrobes with drawers.

Bedroom Three

12'10" x 12'11" (3.92m x 3.96m)

The third bedroom has a Aluminium double-glazed window to the front elevation, wooden flooring and a column radiator.

Bedroom Four

8'7" x 12'10" (2.62m x 3.92m)

The fourth bedroom has a Aluminium double-glazed window to the front elevation, wooden flooring and a column radiator.

Bedroom Five

12'7" x 7'8" (3.84m x 2.35m)

The fifth bedroom has a Aluminium double-glazed window to the rear elevation, wooden flooring, a column radiator and a built-in wardrobe.

Bathroom

8'9" x 11'5" (2.67m x 3.50m)

The bathroom has a low level concealed flush W/C, his-and-hers vanity style wall-mounted wash basins, a freestanding double-ended bathtub with a freestanding swan neck mixer tap and a hand-held shower, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a heated towel rail, an extractor fan, an electric shaving point, recessed spotlights and a Aluminium double-glazed obscure window to the side elevation.

SECOND FLOOR

Bedroom Two

20'6" x 15'3" (6.25m x 4.66m)

The second bedroom has a Aluminium double-glazed window to the rear elevation, wooden flooring, a column radiator, recessed spotlights, a roof light, access into the en-suite, closet and storage room.

Closet

11'1" x 9'10" (3.38m x 3.02)

The closet has a roof light and wooden flooring.

En-Suite

9'4" x 9'5" max (2.87m x 2.89m max)

The en-suite has a low level concealed dual flush W/C, a wall-mounted vanity style wash basin with a tiled splashback, a walk in fitted shower enclosure with a mains-fed shower and tiled walls, tiled flooring, a heated towel rail, an extractor fan and a roof light.

Storage Room

19'7" x 7'8" (5.98m x 2.35m)

The storage room has a roof light, wooden flooring and recessed spotlights.

OUTSIDE

Front

To the front is a block paved driveway, mature shrubs, courtesy lighting and a single gate providing rear access.

Rear

To the rear is an expansive private garden with a wooden decked sheltered seating area, a wooden pergola with a polycarbonate roof, a lawn, mature shrubs and trees, various plants, a pond, a shed, courtesy lighting and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas - 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 & 5G & some 3G available
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

The vendor has informed us that the loft has been converted and the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Rushcliffe Borough Council - Band D

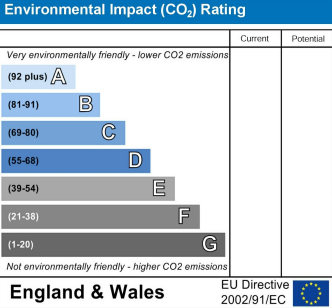
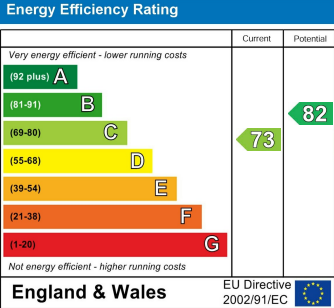
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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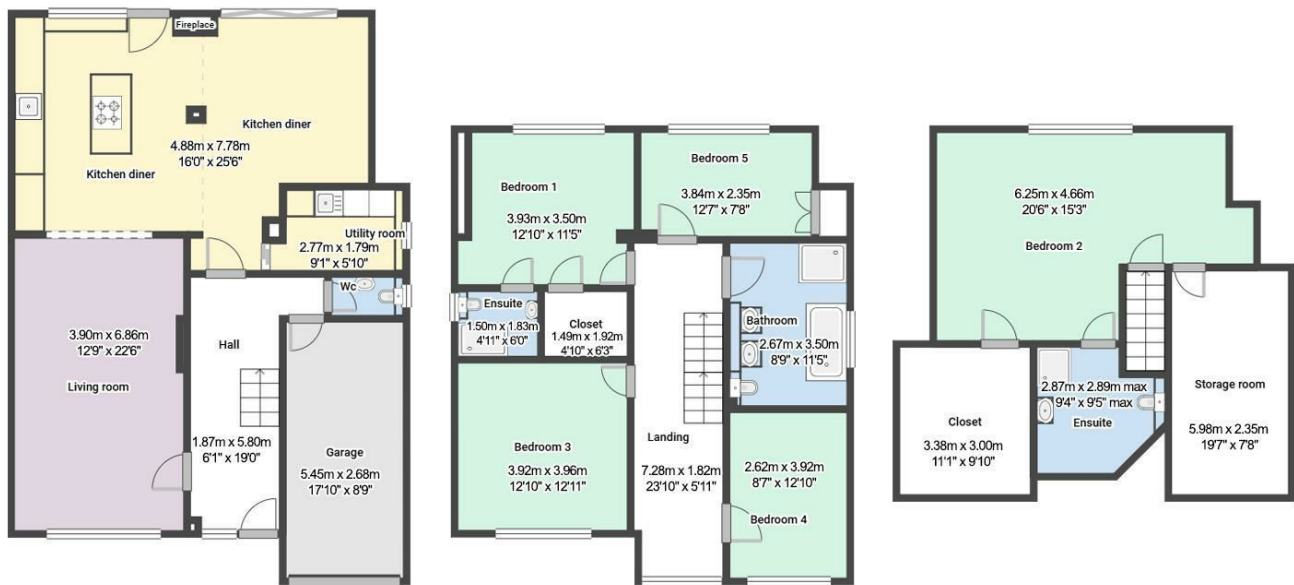
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e, passport or photocard driving license 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.



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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.
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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