

HoldenCopley

PREPARE TO BE MOVED

Newstead Drive, West Bridgford, Nottinghamshire NG2 6LG

£400,000

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A LOVINGLY MAINTAINED DETACHED FAMILY HOME...

This well-presented four-bedroom detached house has been lovingly maintained throughout the years, offering spacious and versatile accommodation ideal for a growing family. Situated in the highly sought-after location of West Bridgford, this property is perfectly positioned close to outstanding-rated schools, popular shops, cafés, bars, restaurants, and convenient transport links providing easy access to Nottingham City Centre and beyond. West Bridgford also boasts green spaces such as The Embankment and Bridgford Park, making it an excellent location for families and professionals alike. To the ground floor, the property comprises a welcoming entrance hall, a convenient W/C, a fitted kitchen, and a separate dining room — perfect for formal meals and family gatherings. There is also a generously sized living room featuring a beautiful fireplace, which flows into a conservatory with a glass roof and French doors opening out to the rear garden, creating a seamless indoor-outdoor living experience. Upstairs, the first floor hosts four well-proportioned bedrooms, three of which benefit from fitted wardrobes, along with a versatile study ideal for remote working or use as a dressing room. A three-piece bathroom suite and access to a partially boarded loft complete the upper level. Outside, the property enjoys a block-paved driveway providing ample off-street parking, a car port offering additional covered space, and access to a garage. To the rear is a private, south-facing garden with a paved patio area, a well-maintained lawn, and a summer house — perfect for relaxing or entertaining throughout the seasons. This property combines comfort, practicality, and space, and must be viewed to be fully appreciated.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms & Versatile Study
- Well Appointed Fitted Kitchen
- Two Spacious Reception Rooms
- Conservatory With A Glass Roof
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Private South-Facing Garden
- Highly Sought After Location





GROUND FLOOR

Hall
7'4" x 6'8" (2.26m x 2.04m)

The hall has wood-effect flooring, carpeted stairs, coving and a single UPVC door providing access into the accommodation.

W/C
3'5" x 6'10" (1.05m x 2.10m)
This space has a low level concealed flush W/C, a vanity style wash basin, wood-effect flooring, a radiator and a UPVC double-glazed window to the side elevation.

Kitchen
17'5" x 10'4" (5.31m x 3.17m)
The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated double oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, tiled flooring, a radiator, recessed spotlights and UPVC double-glazed windows to the front elevation.

Dining Room
8'7" x 12'5" (2.64m x 3.81m)
The dining room has wood-effect herringbone flooring, a radiator and UPVC sliding patio doors providing access out to the garden.

Living Room
20'1" x 14'11" max (6.13m x 4.56m max)
The living room has carpeted flooring, a vertical radiator, a feature fireplace with a decorative surround, a built-in cupboard, coving and UPV sliding patio doors into the conservatory.

Conservatory
6'11" x 10'1" (2.12m x 3.09m)
The conservatory has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, a glass roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing
10'6" x 13'8" max (3.22m x 4.19m max)
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, two built-in cupboards and provides access to the first floor accommodation.

Master Bedroom
13'11" x 15'4" (4.25m x 4.69m)
The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted floor to ceiling wardrobes, fitted drawers with a dressing table and bedside tables and coving.

Bedroom Two
8'9" x 12'7" (2.69m x 3.84m)
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted floor to ceiling wardrobe and access into the partially boarded loft.

Bedroom Three
8'1" x 13'6" (2.47m x 4.12m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a fitted floor to ceiling wardrobe.

Bedroom Four
9'2" x 6'3" (2.80m x 1.91m)
The fourth bedroom has a UPVC double-glazed window to the front elevation, a radiator and a built-in cupboard.

Study
7'0" x 8'9" (2.14m x 2.67m)
The study has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and access into the boarded loft.

Bathroom
8'9" x 6'7" (2.67m x 2.03m)
The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted panelled bath with an electric shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, an electric shaving point and recessed spotlights.

OUTSIDE

Front
To the front is a block paved driveway, a car port leading to the garage, a mature shrub and tree and courtesy lighting.

Rear
To the rear is a private south-facing garden with a paved patio seating area, a lawn, a summer house, raised wooden planters with various plants, mature shrubs and trees, courtesy lighting and fence panelled boundaries.

Garage
8'3" x 17'5" (2.52m x 5.32m)
The garage has a UPVC double-glazed window, lighting, a single UPVC door providing access out to the garden and an up and over garage door.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas - 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 & 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
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.

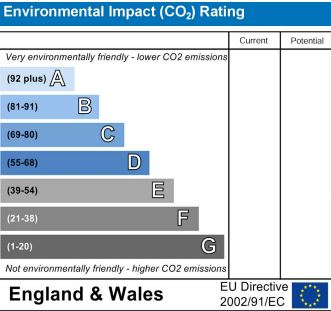
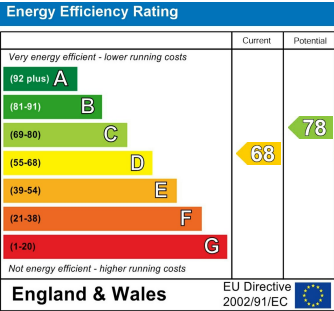
The vendor has advised the following:
Property Tenure is Freehold

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.

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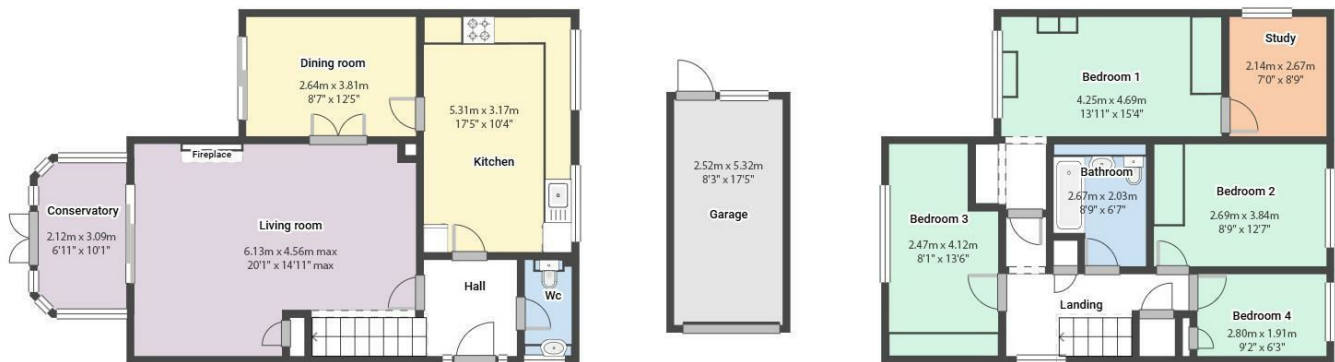
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Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission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