

HoldenCopley

PREPARE TO BE MOVED

Adbolton Lane, West Bridgford, Nottinghamshire NG2 5AS

£500,000

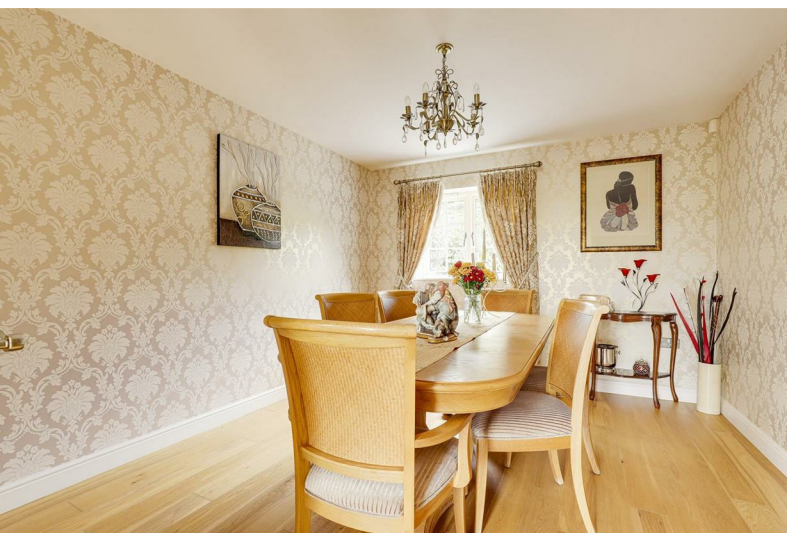
Adbolton Lane, West Bridgford, Nottinghamshire NG2 5AS



NO UPWARD CHAIN...

This beautifully presented two-bedroom detached cottage offers modern, spacious, and move-in ready single-level living, and is being sold with no upward chain. The property is situated on a private road, providing a peaceful setting surrounded by stunning views. It's within walking distance of Lady Bay and close to West Bridgford, one of Nottinghamshire's most desirable areas for families and homeowners. The location offers a wide range of shops, facilities, and local amenities, along with excellent transport links for easy access to nearby commercial and retail hubs, as well as highly regarded primary and secondary schools. Inside, the accommodation begins with a welcoming entrance hall leading to a spacious living room filled with natural light and featuring two sets of French doors opening out to the garden. There is also a dining room and a modern kitchen offering ample countertop and storage space, ideal for both cooking and dining. Completing the layout is a useful utility room, a ground-floor W/C, and two double bedrooms, both with fitted wardrobes and each benefitting from a stylish en-suite. The property also features underfloor heating throughout and solid oak internal doors, adding to the high-quality finish. Outside, the front of the property offers a driveway providing ample off-road parking, access to the garage, and a well-maintained garden with a lawn and a variety of plants and shrubs. To the rear, there is a beautifully landscaped garden with a patio seating area and a lawn bordered by established plants and shrubs, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Detached Cottage
- Two Double Bedrooms With Fitted Wardrobes
- Two Spacious Reception Rooms
- Modern Kitchen Diner
- Utility Room & W/C
- Two Stylish En-Suites
- Driveway & Garage
- Stunning Views
- No Upward Chain
- Sought-After Location





ACCOMMODATION

Entrance Hall

9'7" x 5'10" (2.93m x 1.78m)

The entrance hall features wood flooring with underfloor heating, two full-height UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

17'3" x 17'5" (5.26m x 5.32m)

The living room features wood flooring with underfloor heating, recessed spotlights, and a feature gas stove with a decorative surround. There is a double-glazed window to the front elevation and two sets of French doors, both providing access to the garden.

Dining Room

12'4" x 11'0" (3.76m x 3.37m)

The dining room features wood flooring with underfloor heating, and a double-glazed window to the rear elevation.

Kitchen

20'8" x 11'0" (6.30m x 3.36m)

The kitchen has a range of fitted base and wall units with granite worktops, a ceramic sink with a drainer and a mixer tap, an integrated oven, hob, extractor fan & dishwasher, recessed spotlights, tiled flooring with underfloor heating, two double-glazed windows to the front elevation.

Utility Room

6'2" x 11'6" (1.88m x 3.53m)

The utility room has a fitted units with granite worktops, space and plumbing for a washing machine and tumble dryer, tiled flooring with underfloor heating, a double-glazed window to the rear elevation and a single door providing access to the rear.

W/C

3'5" x 5'2" (1.06m x 1.59m)

This space has a low level dual flush W/C, a pedestal wash basin, an extractor fan, tiled flooring with underfloor heating and an in-built cupboard.

Hall

6'2" x 16'9" (1.88m x 5.12m)

The hall features wood flooring with underfloor heating, recessed spotlights, access to the loft and a double-glazed window to the rear elevation.

Master Bedroom

17'6" x 9'4" (5.34m x 2.85m)

The main bedroom features carpeted flooring with underfloor heating, floor-to-ceiling fitted wardrobes, access to the en-suites and a double-glazed window to the front elevation.

En-Suite

7'9" x 5'6" (2.38m x 1.68m)

The en-suite has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a handheld shower head, a heated towel rail,tiled walls, tiled flooring, an extractor fan and a double-glazed window to the front elevation.

Bedroom Two

13'7" x 12'11" (4.16m x 3.96m)

The second bedroom features carpeted flooring with underfloor heating, floor-to-ceiling fitted wardrobes, access to the en-suites and two double-glazed windows to the front elevation.

En-Suite

3'2" x 8'0" (0.99m x 2.45m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, tiled walls, tiled flooring,recessed spotlights and an extractor fan.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for three vehicles, access to the garage, gated access to the side garden, a lawn with plants and shrubs, courtesy lighting, and fenced boundaries.

Garage

18'4" x 9'4" (5.59m x 2.87m)

The garage has courtesy lighting, power supply, ample storage space, a single door to the rear garden and an up-and-over door.

Side/Rear

The side and rear of the property feature an enclosed, private garden with a paved patio

area, a lawn, established plants and shrubs, a wooden shed, gravel borders, and fenced boundaries.

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

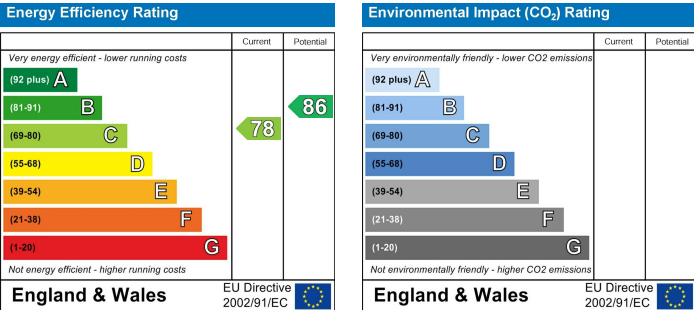
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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 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.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – Yes
Broadband – Openreach
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 4G & 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
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



Adbolton Lane, West Bridgford, Nottinghamshire NG2 5AS

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

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.