

HoldenCopley

PREPARE TO BE MOVED

Florence Road, West Bridgford, Nottinghamshire NG2 5HR

£900,000

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IMMACULATELY PRESENTED DETACHED FAMILY HOME WITH SOUTH-FACING GARDEN...

This immaculately presented detached home has been exceptionally well cared for by the current owners and offers the perfect opportunity for a buyer to move straight in. Offering an abundance of space throughout, this property is perfectly suited to any family buyer looking for comfortable and versatile accommodation with high-quality finishes and a warm, homely feel. Internally, the home boasts a number of premium features including solid wood internal doors, brushed aluminium power points, energy-efficient LED lighting throughout, and a Greenstar Worcester boiler, alongside Heatmiser thermostatic controls offering smart and efficient heating management. To the ground floor, the property boasts a bay-fronted living room featuring an open fireplace. There is an additional reception room featuring a large Morsø log burner and bi-folding doors that open out to the rear garden – as well as a separate, spacious and versatile office, perfect for remote working or use as a playroom. The heart of the home lies in the modern German fitted kitchen, complete with high quality integrated appliances and flowing seamlessly into the dining room – ideal for entertaining guests. Completing the ground floor is a W/C. The first floor hosts four well-proportioned bedrooms, serviced by a contemporary shower room with a Merlyn fitted shower. There is also access to a partially boarded loft, offering excellent storage potential. Planning permission for a loft conversion was granted but has now expired, presenting an opportunity for future development subject to new approvals. Externally, the property sits on a generous plot with a driveway to the front providing ample off-street parking for up to three vehicles. To the rear is a private, south-facing garden featuring a paved patio seating area, a lawn, and a Crane shed with power for additional storage. There is also a second shed equipped with power and lighting.





- Detached Family Home
- Four Bedrooms
- Modern German Fitted Kitchen With Integrated Appliances
- Four Versatile Reception Rooms
- Ground Floor W/C
- Contemporary Shower Room
- Ample Off-Road Parking
- Private Enclosed South-Facing Garden
- Highly Sought After Location
- Must Be Viewed





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

12'4" x 5'7" (3.76m x 1.72m)
The entrance hall has Karndean flooring, carpeted stairs, a radiator and a single arroyo wooden door with a dead lock and stained-glass window providing access into the accommodation.

W/C

4'8" x 2'9" (1.44m x 0.85m)
This space has a low level flush W/C, a vanity style wash basin, Karndean flooring with underfloor heating, a recessed spotlight and an extractor fan.

Living Room

13'9" into bay x 11'10" (4.21m into bay x 3.62m)
The living room has a UPVC double-glazed bay window to the front elevation, UPVC double-glazed windows to the side elevation, carpeted flooring, an open fireplace with a decorative surround and hearth and a radiator.

Reception Room

18'2" x 11'10" (5.54m x 3.61m)
The reception room has carpeted flooring, a radiator, a recessed wall alcove with exposed brick, a large Morsø log burner with a Fired Earth terracotta-tiled hearth, decorative surround and a tiled hearth and Schuco high quality German engineered bi-folding doors providing access out to the garden.

Home Office

13'7" into bay x 7'4" (4.16m into bay x 2.25m)
The office has a UPVC double-glazed bay window to the front elevation, Karndean flooring with underfloor heating and recessed spotlights.

Breakfast Kitchen

17'6" max x 14'4" (5.34m max x 4.39m)
The kitchen has a range of German fitted gloss base and wall units with Quartz worktops, an integrated double oven, dishwasher, fridge, freezer, washing machine and tumble dryer, an undermount sink with draining grooves and a swan neck mixer tap, a hob with an extractor hood, a bespoke fitted table made in Germany, Karndean flooring with underfloor heating, recessed spotlights, a pendant light, a sky light, a Aluminium single door providing access out to the garden, open access into the dining room and a UPVC double-glazed window to the rear elevation.

Dining Room

15'11" x 8'11" (4.86m x 2.70m)
The dining room has Karndean flooring, a radiator, a sky light, pendant lighting and a Aluminium single door providing access out to the garden.

FIRST FLOOR

Landing

13'4" max x 8'11" (4.08m max x 2.72m)
The landing has a UPVC double-glazed stained-glass obscure window to the front elevation, carpeted flooring, a radiator, access into the loft via a drop-down ladder which is equipped with power and lighting and provides access to the first floor accommodation.

Master Bedroom

14'2" into bay x 11'10" (4.33m into bay x 3.61m)
The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

12'0" x 11'10" (3.66m x 3.61m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

11'1" x 7'7" (3.40m x 2.32m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four

8'11" x 7'10" (2.73m x 2.41m)
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Shower Room

9'1" x 7'6" (2.78m x 2.29m)
The shower room has a low level flush W/C, a wall-mounted double vanity style wash basin, a walk in shower enclosure with a mains-fed Merlyn fitted over the head rainfall shower and a hand-held shower, tiled flooring and walls, an electric shaving point, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed stained-glass obscure window to the front elevation.

OUTSIDE

Front

To the front is a driveway with ample space for parking for up to three vehicles, various plants and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with a paved patio seating area, a lawn, a Crane shed with power, a further shed with power and lighting, various plants, mature shrubs, courtesy lighting and hedge boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – 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
Low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

In accordance with the Estate Agency Act, we wish to inform all prospective buyers that this property is being sold by a family member of a HoldenCopley employee.

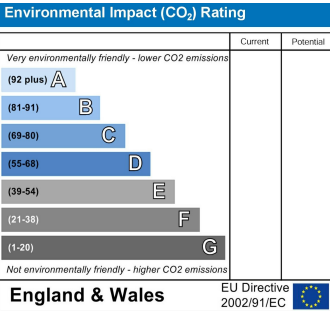
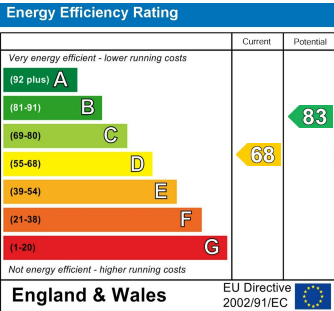
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

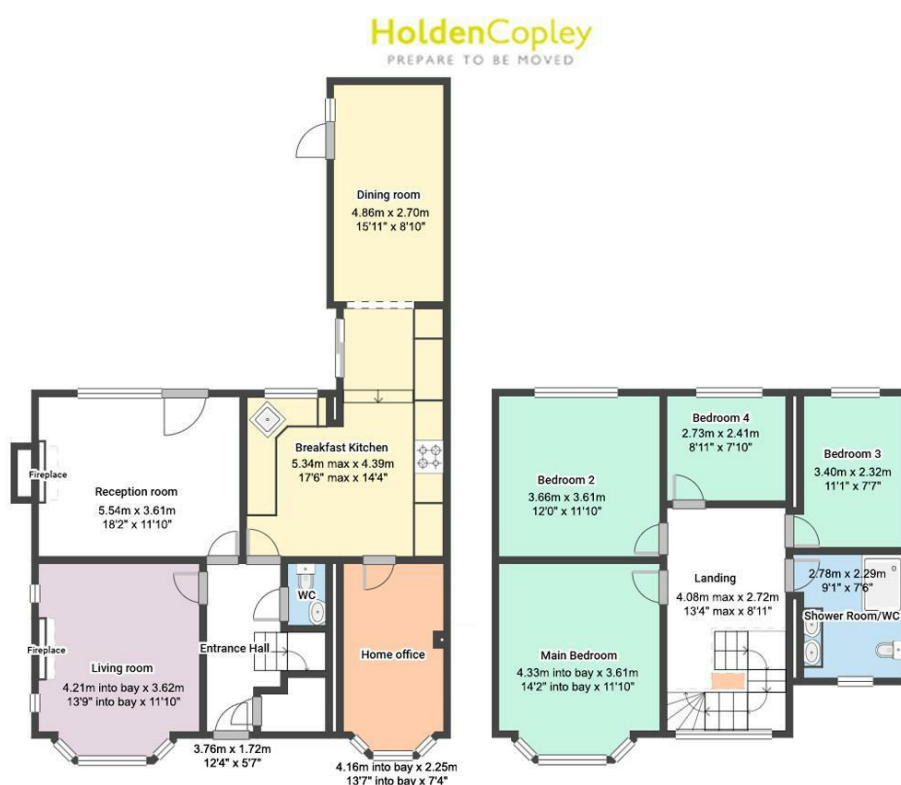
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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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