

HoldenCopley

PREPARE TO BE MOVED

Loughborough Road, West Bridgford, Nottinghamshire NG2 7FB

Guide Price £700,000 - £750,000

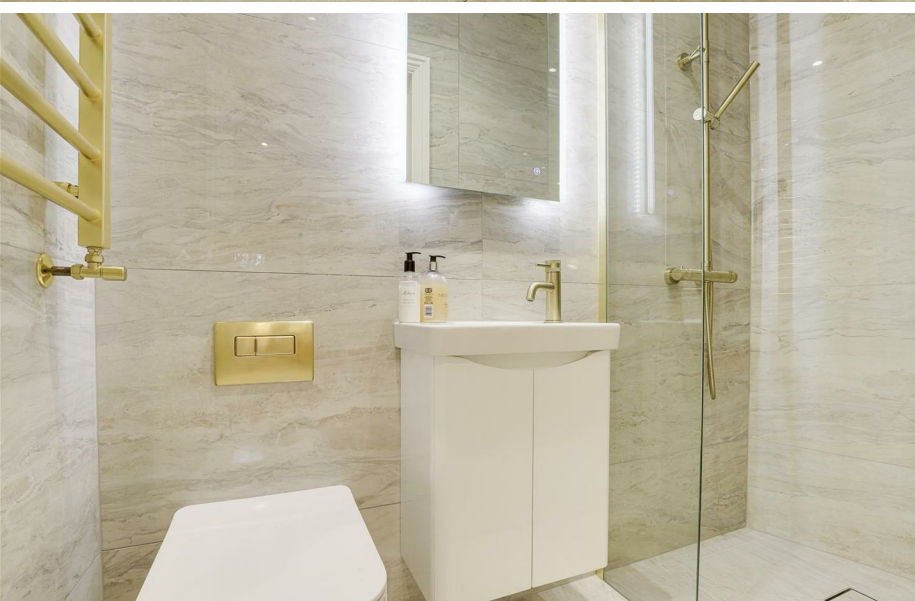
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A beautifully extended four-bedroom semi-detached house, recently refurbished to an exceptional standard, located in the highly sought-after area of West Bridgford. This prime location offers easy access to outstanding-rated schools, popular shops, cafés, bars, and restaurants, as well as excellent transport links into Nottingham City Centre and beyond. West Bridgford is also home to plenty of green spaces, including The Embankment and Bridgford Park, making it ideal for both families and professionals. The property has been completely renovated, including the roof, with high-quality interiors and carefully considered finishing touches throughout. Premium fixtures and fittings complement the modern décor, and the home is offered to the market with no upward chain. On the ground floor, a welcoming entrance hall leads to a bay-fronted snug with a cosy fireplace. The stunning open-plan kitchen and living area forms the heart of the home. The bespoke kitchen features a central island with a breakfast bar and top-of-the-range integrated appliances. The living space includes a bespoke media wall with shelving, LED lighting, and a bar area, with bi-fold doors opening onto the rear garden and open access to the dining room. A ground-floor W/C completes the layout. Upstairs, there are three double bedrooms and a dressing room with wall-to-wall fitted wardrobes. The main bedroom benefits from a luxurious en-suite, while the family bathroom serves the remaining bedrooms. The top floor provides a further spacious double bedroom. Externally, the property benefits from CCTV covering all sides of the house, a driveway with ample off-road parking, and a well-maintained lawn. The rear garden is private, featuring a porcelain-paved patio, a lawn, and mature boundaries with hedges and fence panels, creating a perfect space for relaxing and entertaining.





- Extended Semi-Detached House
- Four Double Bedrooms & Dressing Room
- Bay-Fronted Reception Room
- Open Plan Living & Dining Area
- Contemporary Kitchen With Stunning Breakfast Bar Island
- Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway & Private Rear Garden
- No Upward Chain
- Sought-After Location





GROUND FLOOR

Entrance Hall

14'0" max x 10'7" (4.27m max x 3.25m)

The entrance hall features Quorn Stone Porcelain tiled flooring with underfloor heating, carpeted stairs, an understairs storage cupboard, and a coat closet with a built-in bench. There's a full-height UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Snug

12'5" into bay x 12'0" (3.80m into bay x 3.68m)

The snug features carpeted flooring with underfloor heating, recessed spotlights, and traditional beaded wall panelling. There's a recessed feature electric fireplace and a UPVC double-glazed bay window to the front elevation.

Open Plan Kitchen & Living Area

25'10" max x 19'7" (7.88m max x 5.99m)

The kitchen features a bespoke range of shaker-style cabinets, pantry cupboards, and a large central island with a raised circular walnut breakfast bar, all topped with granite work surfaces. It includes a Carron Phoenix double-bowl Belfast sink with drainage grooves and a Quooker hot water tap, an integrated Siemens frameless induction hob with an Elica extractor fan, Siemens double oven, Siemens fridge, Siemens freezer, Siemens microwave, and Siemens dishwasher. A mirrored glass splashback, recessed spotlights, and Quorn Stone porcelain tiled flooring with underfloor heating complete the space, along with a UPVC double-glazed window to the rear elevation.

The living area features a bespoke media wall with a TV unit, cabinets, shelving, and LED lighting. There is also a built-in bar area with base and wall units, granite work surfaces, an integrated wine cooler, and a mirrored glass splashback. Recessed spotlights and Quorn Stone porcelain tiled flooring with underfloor heating and bi-fold doors open out to the rear garden.

Dining Area

13'8" max x 12'6" (4.17m max x 3.82m)

The dining area has Quorn Stone Porcelain tiled flooring with underfloor heating and a UPVC double-glazed window to the front elevation.

W/C

4'8" x 4'3" (1.44m x 1.31m)

This room features a low-level dual flush W/C, a vanity unit with a countertop wash basin and mixer tap, recessed spotlights, and an extractor fan. Traditional beaded wall panelling and Quorn Stone Porcelain tiled flooring with underfloor heating.

FIRST FLOOR

Landing

14'4" max x 7'7" (4.38m max x 2.32m)

The landing is carpeted and features recessed spotlights, providing access to the first-floor accommodation.

Principle Bedroom

17'1" max x 11'1" (5.23m max x 3.40m)

The main bedroom has carpeted flooring, a column radiator, recessed spotlights, an in-built cupboard, and a fitted dressing table with bespoke velvet suede detailing on each drawer. There is access to the en-suite and two UPVC double-glazed windows to the front elevation.

En-Suite

7'6" max x 2'11" (2.31m max x 0.91m)

The en-suite features a concealed low-level dual flush W/C and a vanity storage unit with a wash basin and mixer tap. There is a walk-in shower with an overhead rainfall shower and handheld shower head, complete with a built-in shower niche. Porcelain tiled walls and flooring with underfloor heating, a heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Two

19'8" max x 12'10" into bay (6.01m max x 3.93m into bay)

The second bedroom features carpeted flooring, a column radiator, and recessed spotlights. It has both a UPVC double-glazed window and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

12'5" x 11'2" (3.79m x 3.42m)

The third bedroom features carpeted flooring, a column radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Dressing Room

9'7" x 3'2" (2.94m x 0.98m)

The dressing room includes wall-to-wall fitted wardrobes with LED strip lighting and bespoke velvet suede detailing on each drawer, carpeted flooring, a column radiator, and recessed spotlights, along with a UPVC double-glazed window to the rear elevation.

Bathroom

9'6" x 7'5" (2.91m x 2.27m)

The bathroom has a low-level flush W/C, a vanity storage unit with a sink and mixer tap, a freestanding double-ended bath with freestanding taps and a handheld shower head, and a shower enclosure with an overhead rainfall shower, handheld shower head, and built-in shower niche. There is also a column radiator, traditional beaded wall panelling, recessed spotlights, an extractor fan, and porcelain-tiled walls and flooring with underfloor heating. A UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

3'2" x 3'0" (0.98m x 0.92m)

The landing has carpeted flooring, recessed spotlights, and an in-built cupboard, and provides access to the second-floor accommodation.

Bedroom Four

14'0" max x 10'10" (4.27m max x 3.31m)

The fourth bedroom has carpeted flooring, a column radiator, recessed spotlights, vaulted ceilings, and a skylight window.

OUTSIDE

Front

The front of the property features a driveway with ample off-road parking, courtesy lighting, and gated access to the rear garden. A well-kept lawn is complemented by mature trees and hedge border boundaries.

Rear

To the rear, the property benefits from an enclosed private garden featuring a porcelain grip-paved patio, a well-maintained lawn, courtesy lighting, and boundaries defined by hedges and fence panels.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Heat Pump Air Source

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps

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

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

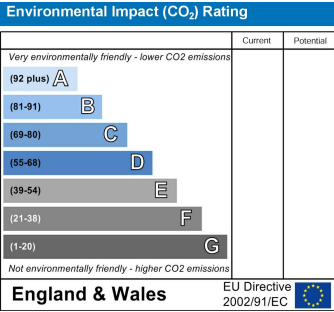
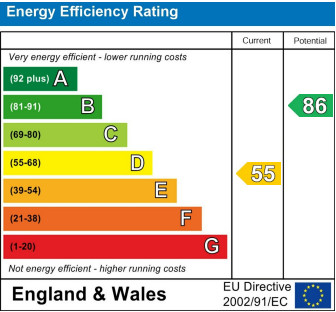
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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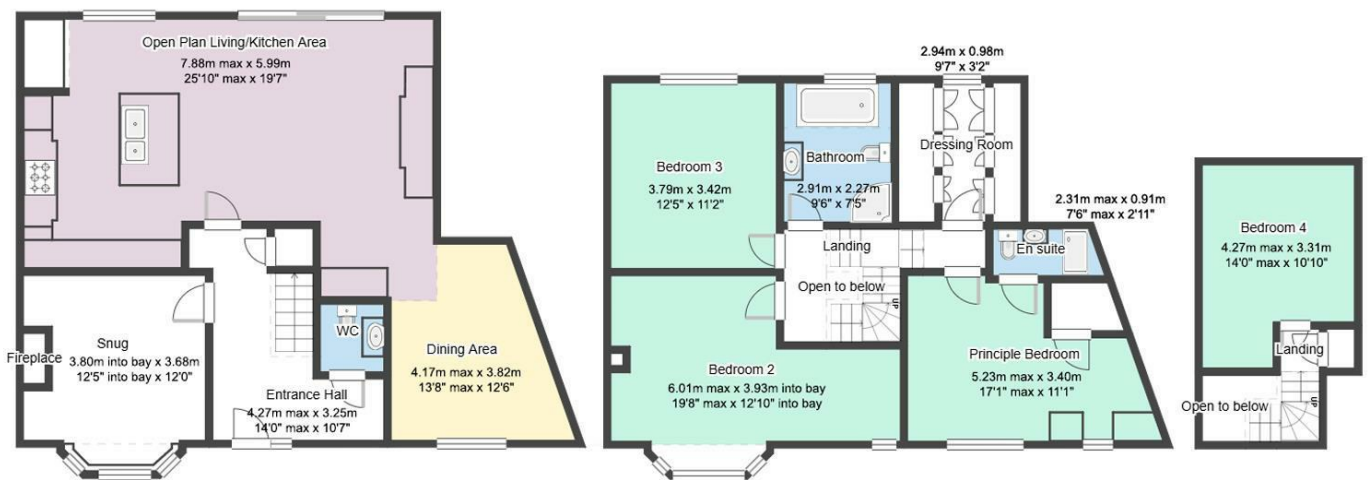
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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