

HoldenCopley

PREPARE TO BE MOVED

Loughborough Road, West Bridgford, Nottinghamshire NG2 7JT

Guide Price £400,000 - £425,000

Loughborough Road, West Bridgford, Nottinghamshire NG2 7JT



GUIDE PRICE £400,000 - £425,000

NO UPWARD CHAIN...

This beautifully presented home offers generous living space and is both stylish and practical for modern family life, newly renovated and redecorated throughout including new carpets. Perfectly positioned in the highly desirable area of West Bridgford, the property enjoys close proximity to the bustling Central Avenue, where you will find an array of independent shops, cafés, and restaurants. It is in the catchment for highly regarded schools, benefits from top nurseries in very close proximity and major international sports grounds less than 15 minutes walk. The railway station is less than 10 minutes by public transport and there is easy and quick access into Nottingham City Centre with excellent transport links, fine dining options, and a vibrant selection of retail outlets. Upon entering the property, you are greeted by a welcoming hallway that leads into the heart of the home, a bay-fronted living room seamlessly connected to a dining area, creating an open and sociable space ideal for entertaining. A newly fitted kitchen, designed with a modern finish and practical layout, leads onto a spacious garden. Moving upstairs, the first floor hosts three well-proportioned bedrooms, each offering comfort and versatility, and served by a stylish three-piece suite bathroom. Externally, the property benefits from a double driveway at the front, providing ample off-road parking. To the rear, you will find a private, enclosed garden that has been thoughtfully arranged to include multiple seating areas, perfect for relaxing or hosting gatherings. Adding further appeal is a versatile garden room, which can be used as a home office ideal for those who work remotely or require additional space for hobbies. There is fantastic potential to extend into the garden and into the loft space, which currently offers ample storage accessed by a pull-down ladder.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Dining Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway For Two Vehicles
- South-Facing Garden
- Versatile Garden Room
- South After Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

13'0" x 7'10" (3.97m x 2.41m)

The entrance hall has wooden flooring, two radiators, carpeted stairs and a single composite door with UPVC double glazed panels either side providing access into the accommodation.

Living/Dining Room

10'8" x 26'8" (3.27m x 8.14m)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, three radiators, space for a dining table, a recessed chimney breast alcove with a decorative mantelpiece and tiled hearth, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

Kitchen

7'11" x 11'5" (2.43m x 3.49m)

The kitchen has a range of fitted gloss base and wall units with wooden worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, an integrated combi-oven, a ceramic hob with an extractor fan, a washing machine, space for a fridge freezer, a radiator, tiled splashback, antique style oak wood flooring, a UPVC double glazed window to the rear elevation, and a single UPVC door to access the rear garden

FIRST FLOOR

Landing

The landing has a UPVC triple glazed obscure window to the side elevation, carpeted flooring, coving to the ceiling, access into the spacious loft via a pull-down ladder, and provides access to the first floor accommodation

Bedroom One

9'10" x 12'11" (3.02m x 3.95m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including two double fitted wardrobe with wall-mounted shelves, and carpeted flooring.

Bedroom Two

11'1" x 10'8" (3.38m x 3.27m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

8'0" x 7'6" (2.45m x 2.30m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

8'3" x 8'0" (2.54m x 2.45m)

The bathroom has two UPVC double glazed obscure windows to the rear and side elevation, a low level dual flush W/C, a vanity-style wash basin, a 'P' shaped bath with an overhead rainfall dual-shower and a shower screen, a heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property, a generous double-width driveway provides ample parking and leads to gated access at the side with locked storage rooms housing the boiler and space for two bikes, opening through to the rear garden for added convenience.

Rear

To the rear of the property lies a beautifully private, south-facing garden that offers a perfect blend of functionality and charm. A patio seating area creates an inviting space for relaxation, complemented by a gravelled area and a well-maintained lawn framed with an array of mature plants and shrubs. The garden is enclosed with fence panelling, there is a practical shed for storage and an outdoor tap for convenience. At the bottom of the spacious garden is a versatile garden room, making this outdoor space both attractive and highly practical.

Garden Room

6'8" x 19'1" (2.05m x 5.83m)

The garden room offers a versatile space, framed by a window that draws the

eye toward the rear garden. Inside, the finish is refined with a dado rail and recessed spotlights, complemented by modern electrics for convenience. A composite door opens directly to the garden, creating a seamless connection between indoors and outdoors.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

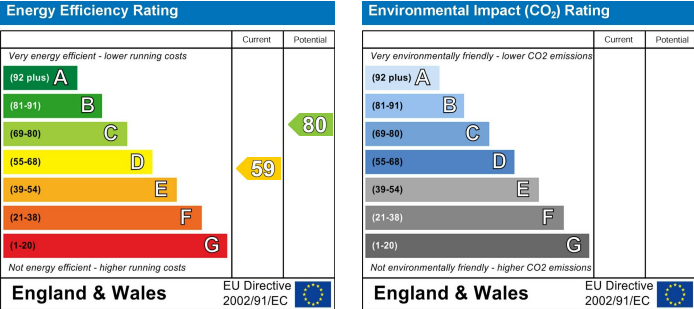
Council Tax Band Rating - Gedling Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.



Loughborough Road, West Bridgford, Nottinghamshire NG2 7JT

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.