

HoldenCopley

PREPARE TO BE MOVED

Harrow Road, West Bridgford, Nottinghamshire NG2 7DX

£495,000

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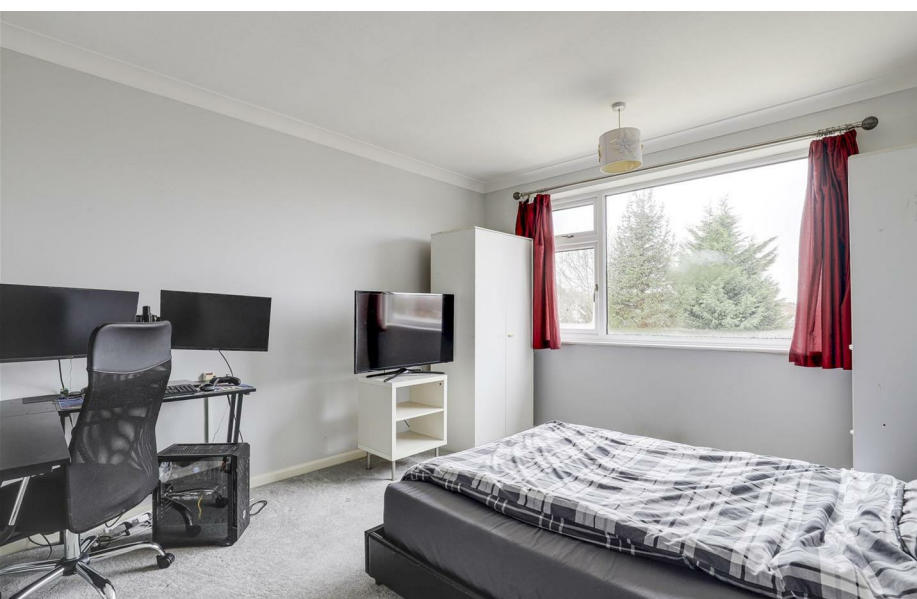


LOCATION, LOCATION, LOCATION...

Situated in the heart of the ever-desirable West Bridgford, this beautifully presented detached family home offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for growing families and those seeking a premium location. To the ground floor, the property welcomes you with a generous entrance hall, leading through to a bay-fronted living room filled with natural light. There is a separate dining room featuring a charming fireplace, perfect for entertaining, alongside a modern fitted kitchen which opens seamlessly into a conservatory overlooking the rear garden. Additional conveniences include a ground floor W/C and useful downstairs storage. The first floor hosts three well-proportioned bedrooms, including a spacious master bedroom with fitted wardrobes and a bay window, complemented by a two-piece bathroom and a separate W/C. A further benefit is the boarded loft with lighting and ladder access, which has been converted to provide a versatile second-floor space ideal for a home office, hobby room or occasional guest room. Externally, the property stands proudly on a generous plot with a driveway providing off-street parking and access to a detached garage. To the rear is a private, enclosed south-facing garden featuring a patio seating area, lawn and mature planting—perfect for enjoying the warmer months.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Bay Fronted Living Room
- Dining Room With Feature Fireplace
- Modern Fitted Kitchen & Open Access Conservatory
- Ground Floor W/C
- Two Piece Bathroom & Seperate W/C
- Off-Street Parking & Garage
- Private Enclosed South-Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'5" x 7'4" (4.70m x 2.25m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, understairs storage, coving to the ceiling, three UPVC double-glazed windows to the front and side elevations, and a UPVC door leading into the accommodation.

Living Room

11'3" x 13'10" (3.43m x 4.23m)

The living room has carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, and a UPVC double-glazed bay window to the front elevation.

W/C

4'8" x 2'6" (1.43m x 0.78m)

This space has a low level flush W/C, a recessed wall niche containing a wash basin and a mixer tap, wood-effect flooring, a chrome heated towel rail, coving to the ceiling, and a UPVC double-glazed window to the side elevation.

Dining Room

11'4" x 13'3" (3.47m x 4.04m)

The dining room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Kitchen

7'6" x 19'3" (2.29m x 5.87m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, a freestanding range cooker with a splashback and an extractor fan, space and plumbing for a washing machine and dishwasher, an integrated fridge and freezer, tiled flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the rear elevation, a single UPVC door providing side access, and open access to the conservatory.

Conservatory

11'0" x 9'7" (3.36m x 2.94m)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and a UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

11'5" x 7'4" (3.50m x 2.26m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, coving to the ceiling, access to the boarded loft with lighting via a dropdown ladder, and access to the first floor accommodation.

Master Bedroom

11'4" x 13'11" (3.47m x 4.26m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes with overhead units, coving to the ceiling, and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

11'5" x 13'6" (3.48m x 4.14m)

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

Bedroom Three

7'5" x 7'4" (2.27m x 2.26m)

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

Bathroom

6'2" x 7'5" (1.88m x 2.28m)

The bathroom has a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, vinyl flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

W/C

2'9" x 4'3" (0.84m x 1.32m)

This space has a low level flush W/C, wood-effect flooring, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Loft

14'9" x 8'10" (4.50m x 2.70m)

The loft has carpeted flooring, a radiator, eaves storage, wooden beams to the ceiling, and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking and access to the garage, a lawn, a decorative bush, gated access to the rear, and fence panelled boundaries.

Garage

16'6" x 7'8" (5.05m x 2.34m)

The garage has double barn doors, exposed brick walls, lighting and electricity, a window to the rear elevation, and a door leading out to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, mature shrubbery, and hedged boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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 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.

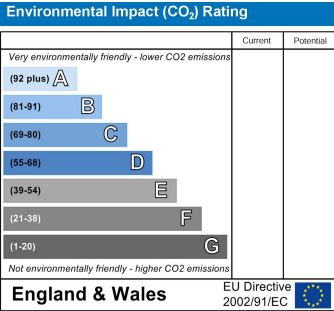
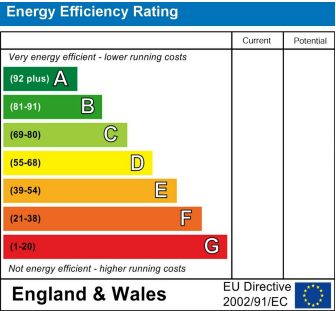
The vendor has advised the following:

Property Tenure is freehold.

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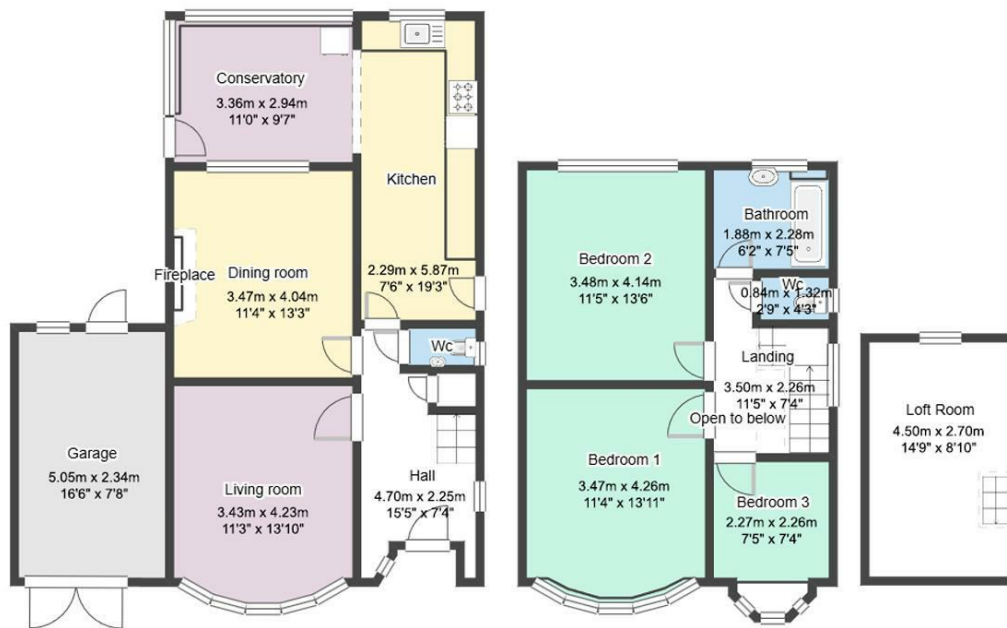
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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This floorplan is for illustrative purposes only.

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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

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