

HoldenCopley

PREPARE TO BE MOVED

Gertrude Road, West Bridgford, Nottinghamshire NG2 5DA

Guide Price £600,000 - £650,000

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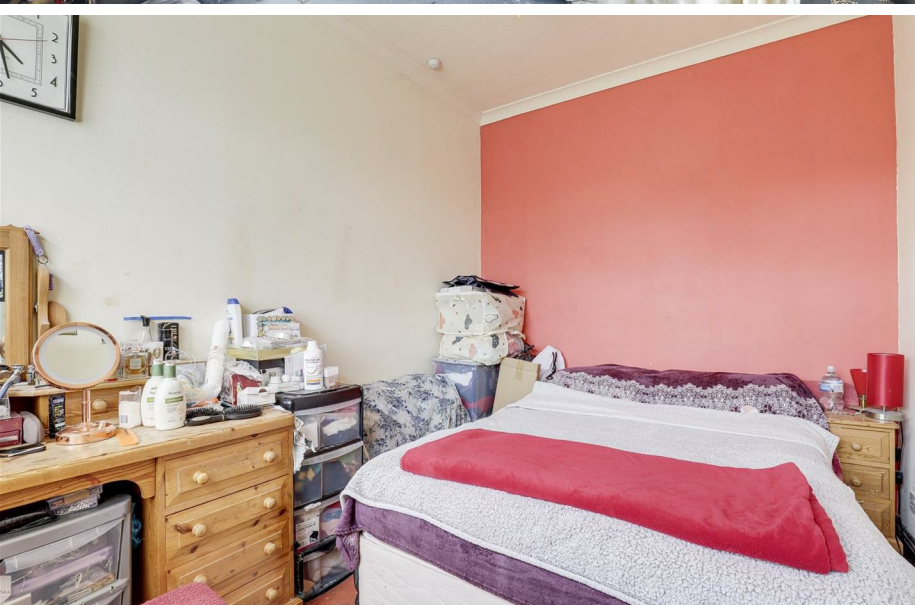
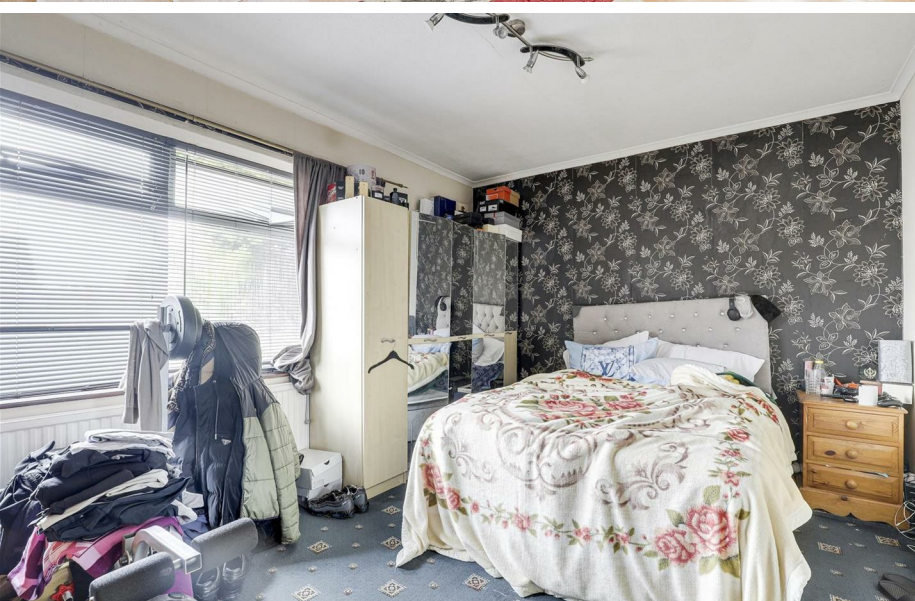
GUIDE PRICE £600,000 - £650,000

SPACIOUS DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION...

This generously proportioned detached family home offers spacious and versatile accommodation throughout, with plenty of potential to personalise, and truly make it your own. An ideal opportunity for a family buyer looking to create their dream home in one of Nottingham's most desirable locations. Situated in the heart of West Bridgford, the property is perfectly placed to enjoy a wealth of local amenities. It's within catchment for top-rated schools and just a short distance from a superb variety of independent shops, cafés, bars, and restaurants. The area also benefits from excellent transport links into Nottingham City Centre and beyond, as well as access to green open spaces including The Embankment and Bridgford Park, making it an ideal location for families and professionals alike. To the ground floor, the property comprises an entrance hall, a reception room that could easily be utilised as a ground floor bedroom with the added benefit of a shower room, a spacious living room featuring a fireplace, a well-appointed fitted kitchen-diner, a separate utility room, and a large conservatory with two sets of French doors opening out to the rear garden – perfect for entertaining and everyday family life. The first floor offers four double bedrooms, with the master bedroom benefiting from fitted wardrobes and a private en-suite. There is also a shower room and a separate W/C for added convenience. The second floor offers two versatile attic rooms, providing additional space that can be tailored to suit your needs – whether as guest rooms, home offices, or creative hobby spaces. Externally, the property is set behind iron gates and boasts a block-paved driveway providing off-street parking. The rear garden is a private garden with a paved patio seating area and a lawn.

MUST BE VIEWED





- Detached Family Home
- Four Double Bedrooms
- Well Appointed Fitted Kitchen & Utility Room
- Two Versatile Reception Rooms
- Large Conservatory
- Ground Floor Shower Room
- Shower Room, Seperate W/C & En-Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Highly Sought After Location





GROUND FLOOR

Entrance

8'6" x 4'11" (2.61m x 1.50m)
The entrance has laminate flooring, coving and a single UPVC door providing access into the accommodation.

Reception Room/Bedroom

14'8" max x 8'1" (4.49m max x 2.48m)
The reception room/bedroom has UPVC double-glazed window to the front and side elevations, carpeted flooring, fitted floor to ceiling wardrobes with over the head cupboards and access into the shower room.

Shower Room

8'1" x 3'9" (2.48m x 1.15m)
The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, tiled flooring, partially tiled walls and an extractor fan.

Hallway

10'4" x 6'8" (3.16m x 2.04m)
The hallway has laminate flooring, carpeted stairs, a radiator, coving and a ceiling rose.

Living Room

17'10" x 10'5" (5.44m x 3.18m)
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace, coving and a ceiling rose.

Kitchen-Diner

21'7" x 9'4" (6.58m x 2.86m)
The kitchen-diner has a range of fitted gloss base and wall units with worktops, a tiled splashback and a breakfast bar, freestanding dual-fuel range cooker with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a dishwasher, laminate flooring, coving and internal windows.

Lobby

3'4" x 2'8" (1.04m x 0.82m)
The lobby has an internal window, laminate flooring, a built-in cupboard and coving.

Utility Room

8'0" x 6'7" (2.45m x 2.03m)
The utility room has fitted base and wall units with worktops and a tiled splashback, a stainless steel sink and a half with a drainer, laminate flooring, space for an American style fridge-freezer, a wall-mounted boiler and a UPVC double-glazed window to the rear elevation.

Conservatory

28'11" max x 20'0" (8.83m max x 6.10m)
The conservatory has UPVC double-glazed windows to the side and rear elevations, laminate flooring, a wall-mounted electric heater, a polycarbonate roof, a single UPVC door and two sets of UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

17'2" max x 9'5" (5.24m max x 2.88m)
The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a built-in cupboards, coving, a ceiling rose and provides access to the first floor accommodation.

Master Bedroom

10'9" max x 10'4" (3.28m max x 3.17m)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards and a dressing table, a dado rail and access into the en-suite.

En-Suite

8'8" x 8'0" (2.65m x 2.44m)
The en-suite has a low level flush W/C, a pedestal wash basin, a bidet, a corner fitted bath with a seat and an electric shower, tiled flooring, partially tiled walls, a dado rail, a radiator, coving and a UPVC double-glazed window to the front elevation.

Bedroom Two

13'8" x 10'4" (4.18m x 3.16m)
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

Bedroom Three

11'3" x 8'0" (3.44m x 2.46m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bedroom Four

9'4" x 7'4" (2.86m x 2.25m)
The fourth bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator and coving.

Shower Room

5'4" x 5'4" (1.65m x 1.65m)
The shower room has a vanity style wash basin, a walk in shower enclosure with an electric shower, tiled flooring, waterproof wall panels, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

W/C

4'6" x 2'7" (1.39m x 0.79m)
This space has a low level flush W/C, tiled flooring, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Attic Landing

10'10" x 8'9" (3.32m x 2.69m)
The attic landing has a roof light, carpeted flooring, eaves storage and provides access to the attic rooms.

Attic Room

13'8" x 8'11" (4.18m x 2.73m)
The attic room has two roof lights, carpeted flooring, eaves storage and a built-in cupboard.

Attic Room

8'11" x 8'2" (2.73m x 2.50m)
The attic room has a roof light, carpeted flooring, eaves storage and a built-in cupboard.

OUTSIDE

Front

To the front is a block paved driveway accessed by double iron gates, courtesy lighting, a single iron gate and a wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio seating area, a lawn and fence panelled boundaries.

ADDITIONAL INFORMATION

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

DISCLAIMER

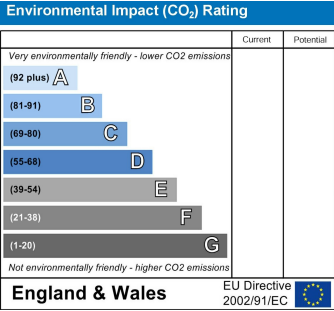
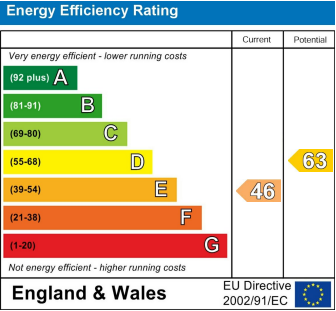
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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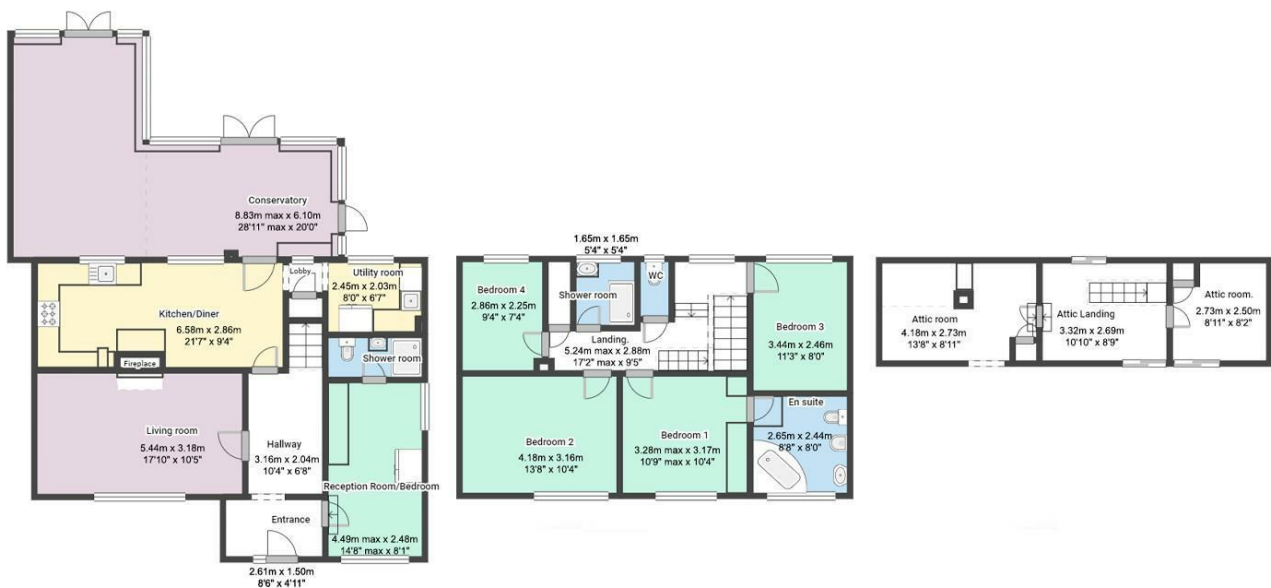
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e, passport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

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