

HoldenCopley

PREPARE TO BE MOVED

Carlyle Road, West Bridgford, Nottingham NG2 7NQ

£1,450 PCM

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BEAUTIFULLY PRESENTED THROUGHOUT...

This modern, unfurnished, three-bedroom, three-storey end terrace house in the sought-after West Bridgford area is available for occupancy from mid-August. Ideal for families, it's located within walking distance of shops, schools, eateries and transport links to Nottingham City Centre. The ground floor features an inviting entrance hall with a convenient downstairs WC, a spacious living room with a bay window and feature fireplace open-plan to the dining area leading to a contemporary luxury kitchen. The kitchen is equipped with a range of high-spec integrated and freestanding appliances, a breakfast bar and bi-folding doors to the rear garden. The first floor offers two sizable bedrooms, including a master with built-in wardrobes and a luxurious four-piece bathroom suite with a double walk-in shower and a freestanding rolled-edge bath. The third floor houses another spacious double bedroom with Velux windows allowing natural light. Externally, the property has a small front garden with a gravelled area with a fence and wall surround and gated access with availability for on-street parking. The large enclosed rear garden features a lawn, paved seating area with a range of decorative plants and shrubs, a fence surround and gated access to the front, making it perfect for Summer enjoyment.

AVAILABLE AUGUST!





- Three-Storey End Terrace House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Separate Dining Room
- Contemporary Style Four Piece Bathroom Suite & Downstairs WC
- Desirable Location
- Large Enclosed Garden
- On-Street Parking Available
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring and carpeted stairs, wall mounted alarm panel, radiator and a single composite door providing access into the accommodation

Living Room

14'1" x 11'2" (4.31m x 3.42m)

The living room has wooden flooring, coving to the ceiling, beading to the walls, chimney breast with a feature open fireplace with a tiled hearth and decorative mantelpiece and surround, in-built cupboard, radiator and UPVC double glazed bay window to the front elevation and is open plan to the dining room

Dining Room

13'3" x 11'5" (4.06m x 3.48m)

The dining room has wooden flooring, coving to the ceiling, chimney breast with an open alcove and a radiator

FIRST FLOOR

Kitchen

14'2" x 14'3" (4.34m x 4.36m)

The kitchen has tiled flooring, partially tiled walls, recessed ceiling spotlights, a range of fitted wall and base units with solid oak worksurfaces, breakfast bar, freestanding American style fridge/freezer, integrated oven with gas hobs and a unit extractor fan, Belfast sink and a half with a drainer and mixer taps, integrated dishwasher & microwave, radiator, UPVC double glazed window to the rear elevation, UPVC double glazed Velux windows and UPVC double glazed bi-folding doors providing access to the rear garden

WC

This area has tiled flooring, in-built cupboard, low level dual flush WC, washbasin with taps, radiator and extractor fan

Landing

The landing has carpeted flooring and stairs, radiator, smoke alarm and provides access to the first floor accommodation

Master Bedroom

11'4" x 13'6" (3.46m x 4.12m)

The main bedroom has wooden flooring, a range of in-built wardrobes and cupboards, radiator and sash windows to the front elevation

Bedroom Three

13'6" x 8'10" (4.14m x 2.71m)

The third bedroom has carpeted flooring, a chimney breast with an open fireplace, double freestanding wardrobe and sash windows to the rear elevation

Bathroom

7'11" x 14'7" (2.42m x 4.47m)

The bathroom has wooden flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush WC, radiator, double walk in shower enclosure with a wall mounted mains-fed waterfall shower and a separate shower over, in-built airing cupboard, traditional style basin sink with taps, freestanding rolled edge bath with mixer taps and a shower over, two UPVC double glazed obscure windows, UPVC double glazed Velux window and sash windows

SECOND FLOOR

Bedroom Two

14'6" x 15'1" (4.44m x 4.61m)

The second bedroom has carpeted flooring, an open fireplace, a range of freestanding wardrobes, four in-built cupboards, radiator and a UPVC double glazed Velux window

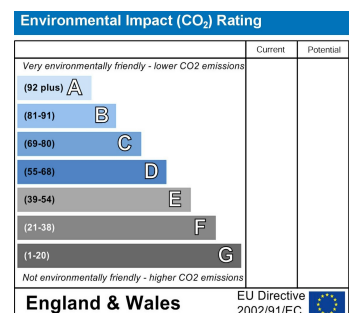
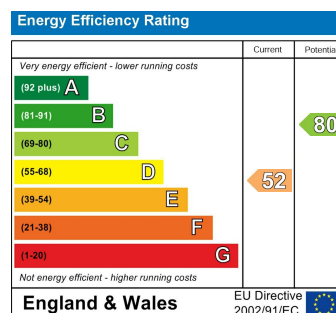
OUTSIDE

FRONT

To the front is a small garden with a gravelled area with a wall and fence surround with gated access and availability for on street parking

REAR

To the rear is a large enclosed garden with a lawn, paved seating area, range of decorative plants and shrubs with fence surround and gated access



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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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