

# HoldenCopley

PREPARE TO BE MOVED

Wareham Close, West Bridgford, Nottingham NG2 7UD

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£1,750 PCM

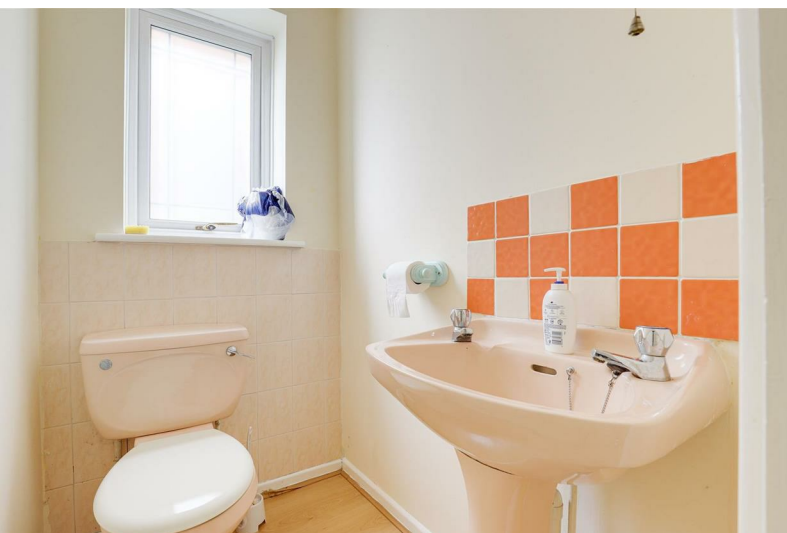
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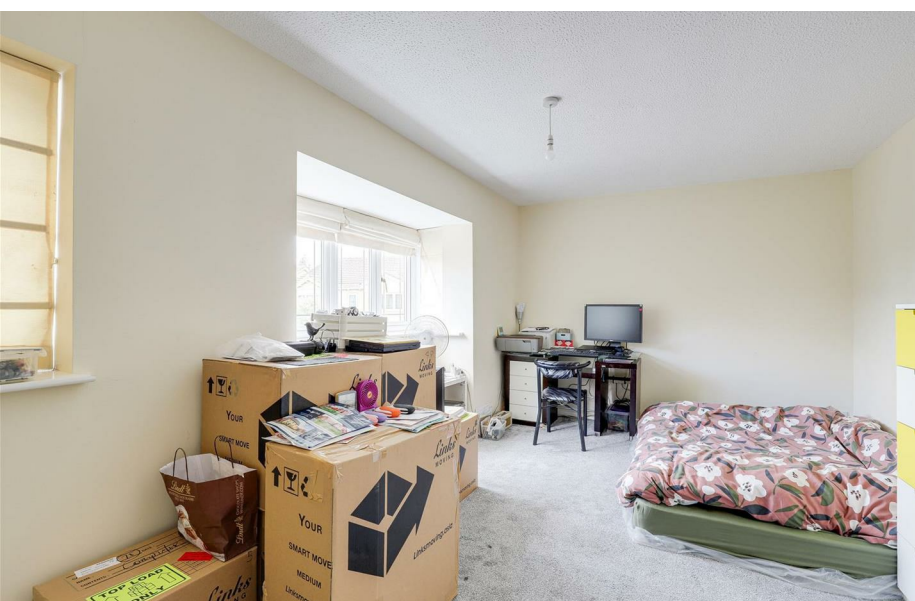


## LOCATION LOCATION LOCATION...

This well-presented four-bedroom detached house coming to the market unfurnished, offers ample in-built storage across two floors, making it ideal for a family. Located in the popular area of West Bridgford, the home is conveniently close to shops, eateries and well-known schools as well as transport links to the City Centre. The ground floor features a porch, an inviting entrance hall, a spacious living room with a feature fireplace and decorative surround with French doors leading to the dining room, and a conservatory. Additional amenities include a study, utility room, and a downstairs WC. The first floor comprises four generously sized bedrooms, a four-piece bathroom suite and an en-suite to the master bedroom. Externally, the property boasts a front lawn, a driveway with access to the garage providing ample off-street parking and an enclosed rear garden with a lawn, a paved seating area and a variety of decorative plants and shrubs, perfect for Summer enjoyment.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Modern Fitted Kitchen/Utility Area
- Spacious Living Room & Dining Room
- Conservatory/Utility Room & Downstairs WC
- Four Piece Bathroom Suite & En-Suite To Master
- Ample In-Built Storage
- Driveway & Garage Providing Off-Street Parking
- Rear Enclosed Garden
- Desirable Location





## ACCOMMODATION

### GROUND FLOOR

#### Porch

The porch has wood effect laminate flooring, a range of UPVC double glazed windows and a single composite door providing access into the accommodation

#### Hall

7'8" x 6'2" (2.35m x 1.88m)

The hall has wood effect laminate flooring and carpeted stairs, radiator, french internal doors providing access to the porch

#### Hall

19'4" x 5'7" (5.91m x 1.72m)

The second hall has wood effect laminate flooring an an in-built under-stair storage cupboard

#### Living Room

12'6" x 18'0" (3.82m x 5.51m)

The living room has carpeted flooring, coving to the ceiling, chimney breast with a feature fireplace gas fire and marble effect hearth and surround with a mantle piece, beading to the walls, two radiators and UPVC double glazed windows to the front elevation

#### Dining Room

10'8" x 9'8" (3.27m x 2.97m)

The dining room has carpeted flooring, coving to the ceiling, beading to the walls, radiator and internal French doors providing access to the conservatory

#### Conservatory

11'8" x 10'11" (3.57m x 3.35m)

The conservatory has wood effect laminate flooring, a range of UPVC double glazed windows, polycarbonate roof and UPVC double glazed French doors providing access to the rear garden

#### Kitchen

7'11" x 12'1" (2.42m x 3.70m)

The kitchen has wood effect laminate flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink and a half with a drainer and mixer taps, integrated oven with gas hobs, stainless steel splashback and an over hood extractor fan, with space and plumbing for a washing machine, fridge/freezer and other appliances, radiator and a UPVC double glazed window

#### Utility Room

4'8" x 8'6" (1.44m x 2.61m)

The utility room has wood effect vinyl flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces and a single composite door providing access to the rear garden

#### WC

4'10" x 3'5" (1.49m x 1.06m)

This area has wood effect vinyl flooring, partially tiled walls, pedestal washbasin with taps, low level dual flush WC, radiator and a UPVC double glazed obscure window

#### Study

7'8" x 6'11" (2.34m x 2.11m)

The study has carpeted flooring and a UPVC double glazed window

### FIRST FLOOR

#### Master Bedroom

9'9" x 18'6" (2.99m x 5.65m)

The main bedroom has carpeted flooring, two in-built storage cupboards, radiator and two UPVC double glazed windows

#### En-Suite

8'3" x 10'1" (2.54m x 3.09m)

The en-suite has tiled flooring, fully tiled walls, recessed ceiling spotlights, a range of fitted cupboards a Jack & Jill washbasin with taps, low level dual flush WC, bidet with mixer taps, shaving point, corner shower enclosure with a wall mounted, radiator and a UPVC double glazed obscure window

#### Bedroom Two

7'8" x 11'11" (2.36m x 3.64m)

The second bedroom has carpeted flooring, a range of fitted wardrobes, radiator and a UPVC double glazed window

#### Bedroom Three

9'5" x 8'8" (2.88m x 2.65m)

The third bedroom has carpeted flooring, in-built wardrobe, radiator and UPVC double glazed window

#### Bathroom

12'0" x 7'3" (3.66m x 2.21m)

The bathroom has wood effect laminate flooring, fully tiled walls, two wall mounted towel rails, recessed ceiling spotlights, low level flush WC, corner bath with mixer taps and a shower over, pedestal washbasin with mixer taps, double walk in shower enclosure with a wall mounted mains fed shower, extractor fan and a UPVC double glazed window

#### Bedroom Four

7'8" x 7'1" (2.35m x 2.17m)

The fourth bedroom has carpeted flooring, in-built storage cupboard, radiator and a UPVC double glazed window

#### Wardrobe

4'5" x 7'9" (1.35m x 2.37m)

The wardrobe has carpeted flooring, recessed ceiling spotlights and a range of fitted wardrobes, radiator and a UPVC double glazed window

#### Garage

8'11" x 16'6" (2.73m x 5.03m)

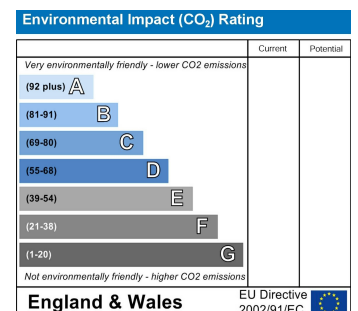
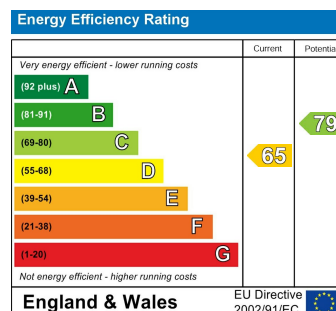
### OUTSIDE

#### FRONT

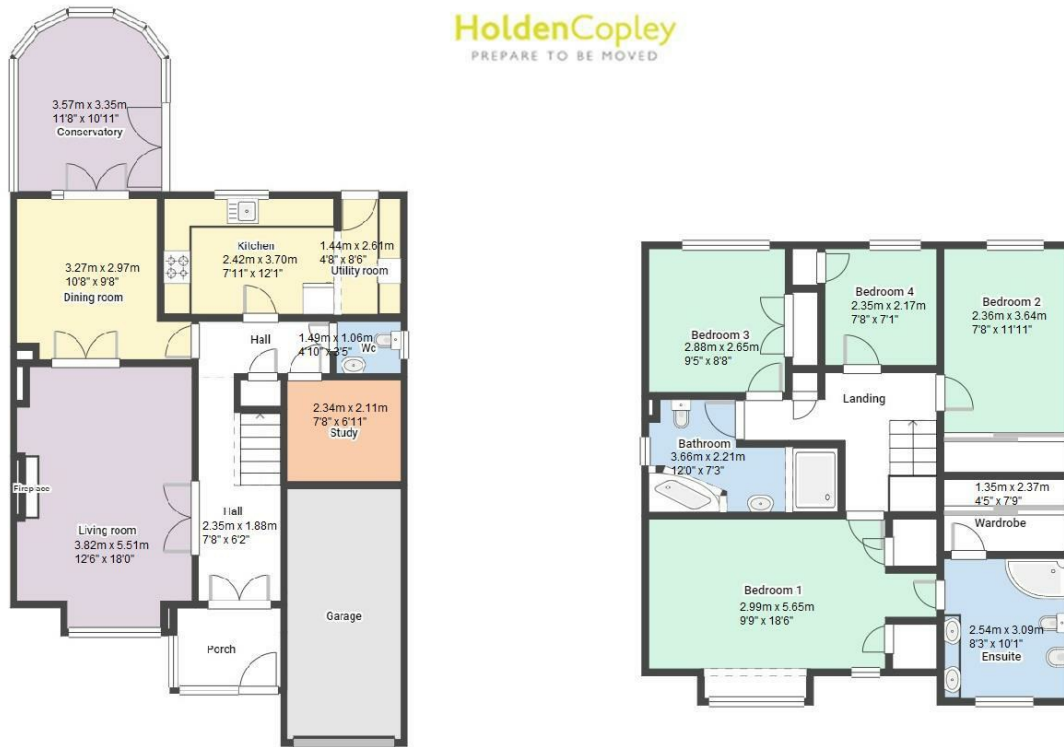
To the front is a lawn, driveway and access to the garage providing ample off street parking

#### REAR

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



# Wareham Close, West Bridgford, Nottingham NG2 7UD



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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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