

HoldenCopley

PREPARE TO BE MOVED

Alford Road, West Bridgford, Nottingham NG2 6GJ

£1,650 PCM

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LOCATION LOCATION LOCATION...

This well-presented, four-bedroom detached house offers spacious living across three floors, ideal for families. Located in the sought-after area of West Bridgford, it is conveniently close to shops, schools, eateries and transport links to the City Centre. The ground floor includes a porch, entrance hall, a generous living room with a feature fireplace and bay window, a separate dining room with a fireplace and sliding doors leading to a conservatory and a fitted kitchen with integrated appliances. Additionally, there's a wet room. On the first floor, you'll find three good-sized bedrooms and a modern three-piece bathroom. The second floor features a large double bedroom with Velux windows. Outside, the front of the property is a paved driveway, garage access and a lawned area, while the rear boasts a spacious enclosed garden with a lawn, paved seating area, decorative plants and gated access. The property is unfurnished and ready for immediate occupancy

AVAILABLE NOW!





- Semi-Detached House
- Four Bedrooms
- Fitted Kitchen
- Spacious Living Room With A Feature Fireplace
- Separate Dining Room
- Three Piece Shower Suite & Conservatory
- Three Piece Bathroom Suite
- Ample In-Built Storage
- Driveway & Garage Providing Ample Off-Street Parking
- Sought After Location





ACCOMMODATION

GROUND FLOOR

Hall

12'6" x 9'11" (3.83m x 3.03m)

The entrance hall has carpeted flooring and stairs, coving to the ceiling, under stair in-built storage cupboard, radiator, double glazed obscure window and a single door providing access into the accommodation

Living Room

11'11" x 16'9" (3.65m x 5.12m)

The living room has carpeted flooring, coving to the ceiling, feature fireplace with an open gas fire with a decorative surround with a hearth and mantelpiece, TV point, radiator and a UPVC double glazed bay window

Dining Room

11'11" x 12'5" (3.64m x 3.81m)

The dining room has wood effect laminate flooring, coving to the ceiling, feature fireplace with a gas fire with a decorative surround and a mantelpiece and hearth, TV point, radiator and UPVC double glazed sliding doors providing access to the conservatory

Kitchen

18'3" x 9'10" (5.58m x 3.02m)

The kitchen has tiled 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 fridge/freezer, freestanding dual oven with gas hobs and an extractor fan unit, radiator, single UPVC door providing access to the conservatory and UPVC double glazed French doors providing access to the rear garden

Conservatory

12'2" x 12'0" (3.72m x 3.66m)

The conservatory has wood effect wood effect vinyl flooring, wall mounted heater, a range of UPVC double glazed windows and UPVC double glazed French doors providing access to the rear garden

Shower Room

5'1" x 4'9" (1.57m x 1.47m)

The shower room has tiled flooring, fully tiled flooring, low level dual flush WC, pedestal washbasin with mixer taps, wall mounted chrome heated towel rail, wall mounted mains-fed waterfall shower and a separate shower over and a UPVC double glazed obscure window

FIRST FLOOR

Landing

The landing has carpeted flooring, radiator, two UPVC double glazed windows and provides access to the first floor accommodation

Master Bedroom

11'10" x 12'7" (3.63m x 3.84m)

The main bedroom has carpeted flooring, radiator and a UPVC double glazed window

Bedroom Two

11'11" x 14'0" (3.65m x 4.29m)

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

Bedroom Three

9'0" x 9'11" (2.76m x 3.04m)

The third bedroom has wood effect vinyl flooring, radiator and a UPVC double glazed window

Bathroom

6'8" x 8'7" (2.04m x 2.63m)

The bathroom has tile effect flooring, partially tiled walls, recessed ceiling spotlights, vanity washbasin with mixer taps, low level dual flush WC, panelled bath with mixer taps and a wall mounted mains-fed shower with a shower screen, chrome wall mounted heated towel rail, recessed ceiling spotlights a range of cupboards, radiator and a UPVC double glazed obscure window

SECOND FLOOR

Bedroom Four

17'2" x 13'0" (5.25m x 3.98m)

The fourth bedroom has carpeted flooring, courtesy lighting, in-built storage cupboards, radiator, UPVC double glazed window and two UPVC Velux windows

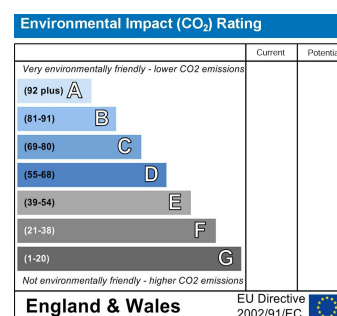
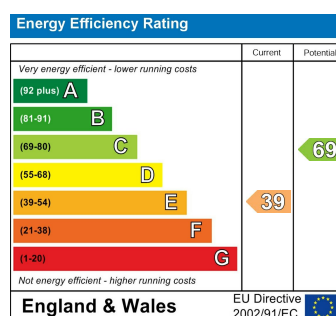
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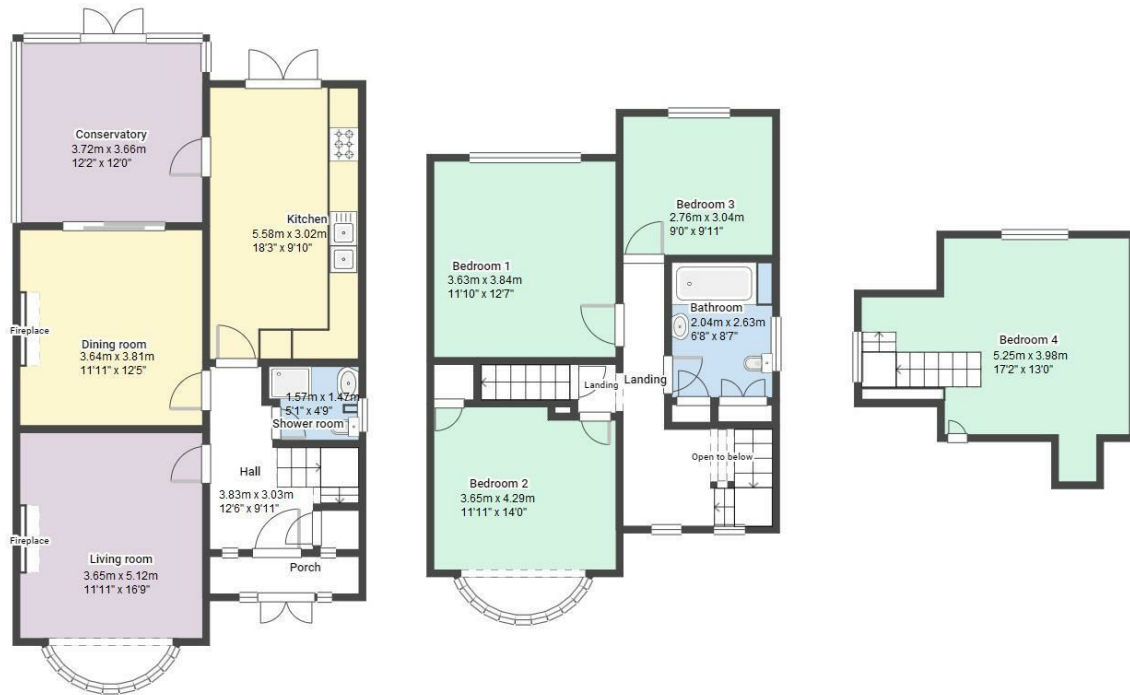
FRONT

To the front is a paved driveway providing ample off street parking, a lawned area, provides access to the garage with a fence and hedge surround

REAR

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





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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