4 Rodney Road, West Bridgford, NG2 6JJ

£400,000

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Marriotts

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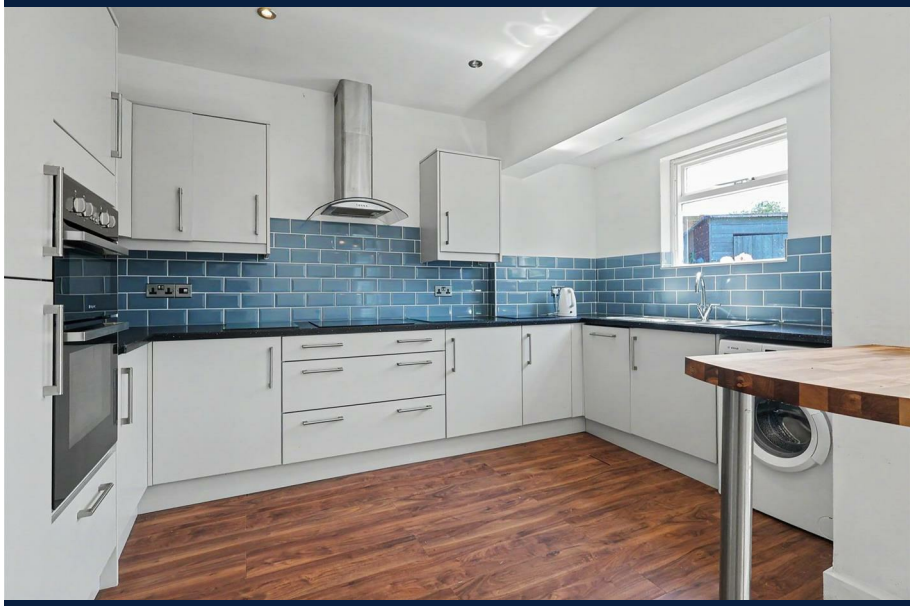
West Bridgford, NG2 6JJ

- Three bedrooms
- Open plan dining room & kitchen
- Modern four piece bathroom
- Bay-fronted living room
- Detached double garage
- NO UPWARD CHAIN

A traditional semi-detached house with a detached double garage Modern kitchen and bathroom, bay-fronted living room and separate rear dining room which is open plan to the kitchen. Entrance hall with wall panelling leading to the upstairs where there are three bedrooms and a family bathroom. Great family house for sale with NO UPWARD CHAIN!!

£400,000



Overview

Located on the charming Rodney Road in West Bridgford, this delightful 1930's semi-detached house has been modernised by the current owner, yet retains some original features including original internal doors, some original stain glass windows, with wall panelling in the main hallway, stairs and landing. The property also benefits from downlighting to most rooms, while chrome/brushed steel sockets and switches feature throughout the house.

Upon entering, you are greeted by a welcoming hallway with cloakroom and wall panelling, leading to two inviting reception rooms, including the bay-fronted living room with marble fireplace and electric fire. The heart of the home is undoubtedly the open-plan rear dining room and modern kitchen, which has integrated appliances including a dishwasher and fridge freezer. This area is perfect for family gatherings and entertaining, with a sliding patio door leading out to the garden. Upstairs there are three bedrooms and a contemporary bathroom, thoughtfully designed with both a bath and a large separate shower.

Outside, the gated driveway offers secure parking for two vehicles, plus the detached double garage, providing additional parking or storage/workshop space. The location is particularly appealing, being just a minute's walk from both Abbey Road Primary and St Edmund Campion Catholic Primary schools, making school runs a breeze. West Bridgford's busy central shopping area is also just a couple of minutes drive.

This property is a wonderful opportunity for those looking to settle in a vibrant community, with excellent local amenities and transport links nearby. With its charming features and modern updates, this home is sure to attract interest. Do not miss the chance to make it your own.

Entrance Porch

With double doors and UPVC double-glazed secondary door to the hallway.

Entrance Hall

Stairs to the first floor landing, cloaks cupboard with coat hooks and gas meter, radiator, LED downlights and under-stair cupboard housing the modern RCD board.

Living Room

Feature marble fireplace and hearth with coal effect electric fire. Original bay window to the front with secondary glazing and original leaded lights, wood laminate flooring, ceiling down lights and radiator.

Dining Area

With wood laminate flooring continuing through to the kitchen, radiator, ceiling downlights and double-glazed sliding patio door to the garden.

Kitchen

A range of units with quartz effect worktops, tiled splashbacks and an inset one-and-a-half bowl stainless steel sink unit and drainer. Appliances consist of an integrated double oven, separate four-ring halogen hob with steel extractor hood, integrated fridge freezer and slim-line dishwasher. Plumbing for a washing machine, LED downlights and a window to the rear.

First Floor Landing

Loft access, LED downlights and original stain glass window on the half landing.

Bedroom 1

With multiple LED downlights, radiator and original bay window with leaded lights and secondary glazing.

Bedroom 2

With LED downlights, UPVC double-glazed rear window and radiator.

Bedroom 3

Original stained glass front window with secondary glazing, radiator and LED downlights.

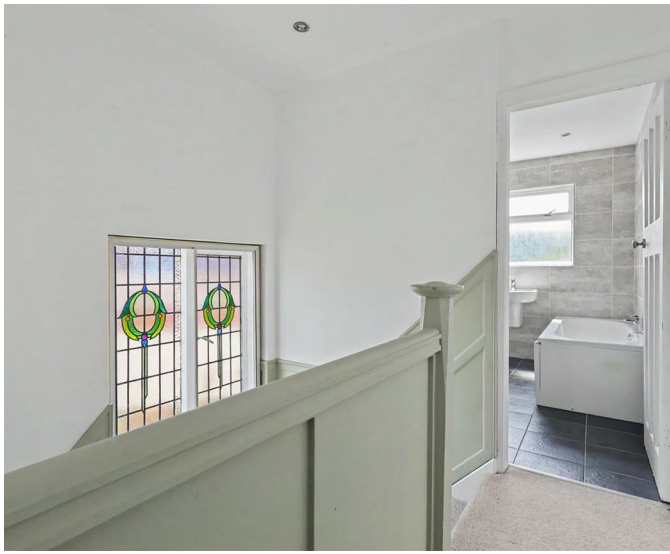
Bathroom

With fully tiled walls and a contrasting slate effect tiled floor, the suite consists of a large bath with central mixer tap and large separate walk-in shower cubicle with chrome-mains shower. Dual flush toilet, semi-pedestal wash basin, chrome ladder towel rail, LED downlights and UPVC double-glazed rear window.

Outside

Outside, to the front, the garden is partly lawned, and part shrubs with a privet hedge frontage. Double wrought iron gates lead onto the driveway, with up and over door into the detached double garage. Side, gated access leads to the side of the property, where there's an outside tap and rear door to the garage. To the rear is a paved patio accessed from the dining area with garden shed and lawn with established borders and a mixture of privet hedging and fencing to the perimeter.

Material Information



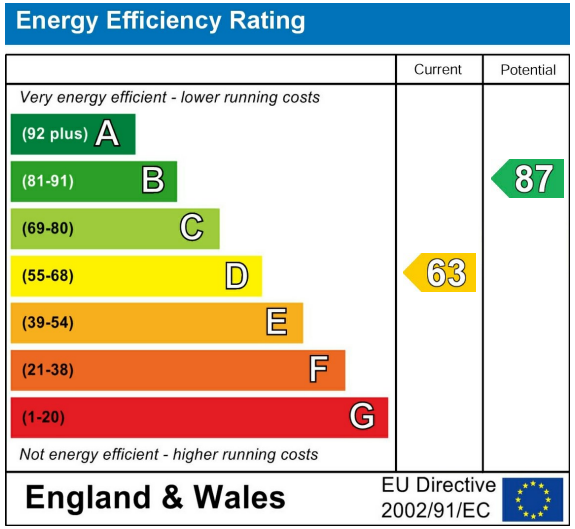
TENURE: Freehold
COUNCIL TAX: Rushcliffe Borough Council - Band C
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: TBC
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: N/K
FLOOD RISK: N/K
ASBESTOS PRESENT: N/K
ANY KNOWN EXTERNAL FACTORS:
LOCATION OF BOILER:
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION:

Approx Gross Internal Area
93 sq m / 999 sq ft

Ground Floor
Approx 47 sq m / 507 sq ft

First Floor
Approx 46 sq m / 492 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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