

HoldenCopley

PREPARE TO BE MOVED

Violet Road, West Bridgford, Nottinghamshire NG2 5HA

Guide Price £600,000 - £625,000

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BEAUTIFULLY PRESENTED FAMILY HOME IN SOUGHT AFTER LOCATION...

This three-storey semi-detached house offers spacious and beautifully presented accommodation throughout, having been tastefully updated by the current owners over recent years. Improvements include a new kitchen, bathroom, windows, and porch door, along with the addition of a log burner, new ridge tiles, and replacement guttering and fascias—making this a home that's ready to move straight into. Situated in the heart of West Bridgford, one of Nottingham's most desirable areas, this property is within easy reach of top-rated schools, a fantastic range of independent shops, cafés, bars, and restaurants, and offers excellent transport links into Nottingham City Centre and beyond. With open green spaces such as The Embankment and Bridgford Park close by, this home perfectly suits families and professionals alike. To the ground floor, the accommodation comprises a porch and entrance hall, a bay-fronted living room with a feature log burner, a shower room, and a modern fitted kitchen-diner with bi-folding doors opening out to the rear garden, along with a useful utility room. The first floor offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes, and a modern four-piece family bathroom featuring a freestanding bathtub and underfloor heating. The top floor is home to an additional double bedroom, offering versatility as a guest room, home office, or playroom. Outside, the property stands behind a driveway providing off-street parking for two vehicles with an EV charger, while to the rear is a private enclosed garden complete with a paved patio seating area, a well-maintained lawn, a greenhouse, shed, and a vegetable patch—perfect for those who enjoy outdoor living.

NO UPWARD CHAIN





- Semi-Detached House
- Four Bedrooms
- Bay Fronted Living Room With Log Burner
- Modern Fitted Kitchen-Diner With Bi-Folding Doors
- Ground Floor Shower Room & Utility Room
- Contemporary Four Piece Bathroom Suite
- Off-Road Parking With EV Charger
- Private Enclosed Rear Garden
- Highly Sought After Location
- No Upward Chain





GROUND FLOOR

Porch

7'8" x 2'7" (2.34m x 0.79m)
The porch has tiled flooring and an arched doorway with double-glazed windows and a single UPVC door.

Entrance Hall

12'8" max x 8'0" (3.87m max x 2.45m)
The entrance has has internal stained-glass windows, Karndean flooring, carpeted stairs, an under stairs cupboard, a radiator and a single wooden door with a stained-glass insert providing access into the accommodation.

Shower Room/WC

4'2" max x 4'0" (1.29m max x 1.24m)
The shower room has a low level concealed flush W/C, a wall-mounted wash basin, a fitted shower enclosure with an electric shower, Karndean flooring, partially tiled walls, a radiator and a UPVC double-glazed obscure window to the side elevation.

Living Room

13'4" into bay x 11'11" (4.07m into bay x 3.65m)
The living room has a UPVC double-glazed bay window to the front elevation with bespoke fitted shutters, carpeted flooring, a radiator, a recessed chimney breast alcove with a log burner, wooden mantle and slate hearth, fitted shelves and a picture rail.

Kitchen

12'9" x 11'8" (3.89m x 3.58m)
The kitchen has a range of fitted shaker style base and wall units with Quartz worktops and a tiled splashback, a recessed chimney breast alcove with space for a Range cooker, a Belfast sink with draining grooves and a swan neck mixer tap, space and plumbing for a dishwasher, space for a fridge-freezer, Karndean flooring, a radiator and recessed spotlights.

Dining Room

19'2" x 8'7" (5.85m x 2.62m)
The dining room has Karndean flooring, two vertical radiators, three sky lights, recessed spotlights and bi-folding doors out to the garden.

Utility Room

8'4" max x 7'10" (2.55m max x 2.40m)
The utility room has a range of fitted shaker style base and wall units with worktops and a tiled splashback, fitted shaker style full length units, space and plumbing for a washing machine and tumble dryer, a stainless steel sink with a drainer and a swan neck mixer tap, Karndean flooring, a radiator and a single composite door providing side access.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed stained-glass window to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

11'11" x 11'0" (3.65m x 3.37m)
The main bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, carpeted flooring, built-in floor to ceiling wardrobes, a tiled fireplace surround, a radiator and a picture rail.

Bedroom Two

12'0" max x 11'11" (3.68m max x 3.64m)
The second bedroom has a UPVC double-glazed window with bespoke fitted shutters to the rear elevation, carpeted flooring, a built-in floor to ceiling wardrobe and a radiator.

Bedroom Four

8'0" x 7'8" (2.44m x 2.36m)
The fourth bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, carpeted flooring, a radiator and coving.

Bathroom

8'3" x 7'10" (2.53m x 2.39m)
The bathroom has a low level flush W/C, a vanity style wash basin with a tiled splashback, a freestanding double-ended bath tub with a freestanding swan neck mixer tap and hand-held shower, a walk in shower enclosure with a mains-fed over the head rainfall shower, hand-held shower and tiled walls, geometric tiled flooring with underfloor heating, a heated towel rail, recessed spotlights and UPVC double-glazed obscure windows to the side and rear elevations.

SECOND FLOOR

Landing

The landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Three

13'11" min x 11'5" (4.26m min x 3.48m)
The third bedroom has two sky lights, a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and eaves storage.

OUTSIDE

Front

To the front is a block paved driveway for two vehicles, an EV charger and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, various plants, a greenhouse, a shed, a tool shed, a vegetable patch, courtesy lighting 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
Low risk of flooding
Non-Standard Construction - No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
Other Material Issues – No

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.

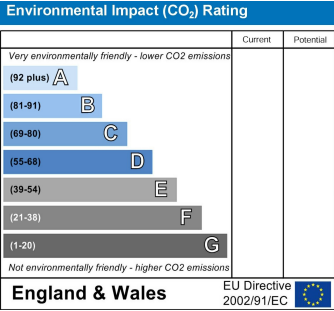
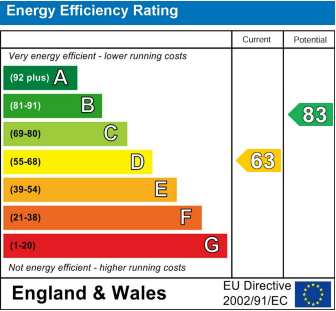
The vendor has advised the following:
Property Tenure is Freehold

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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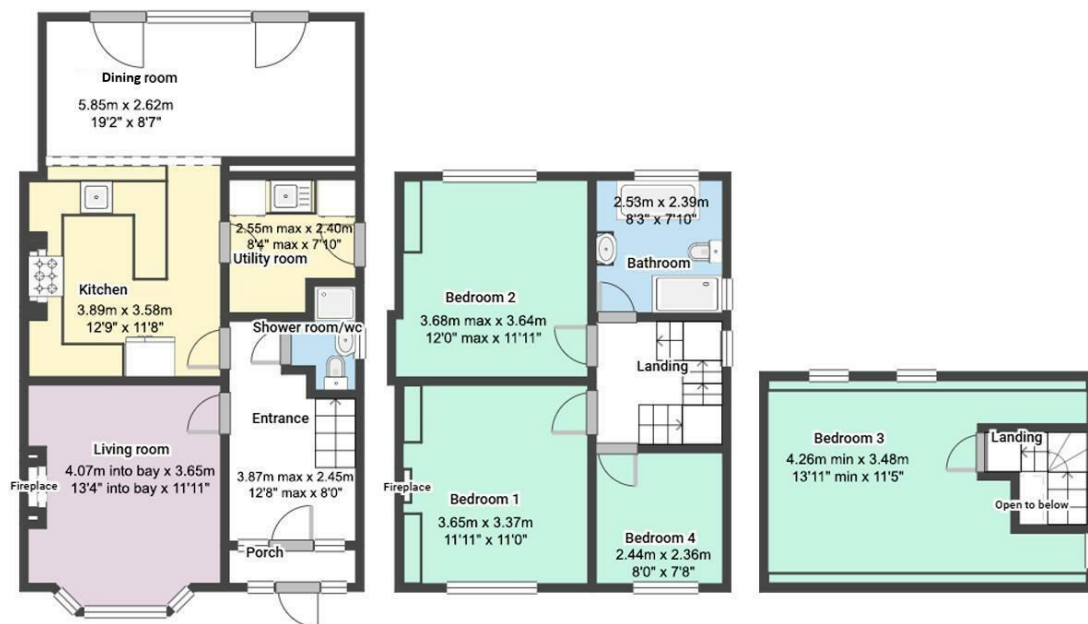
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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