

# HoldenCopley

PREPARE TO BE MOVED

Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GG

---

**Guide Price £425,000 - £450,000**



Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GG





GUIDE PRICE £425,000 - £450,000

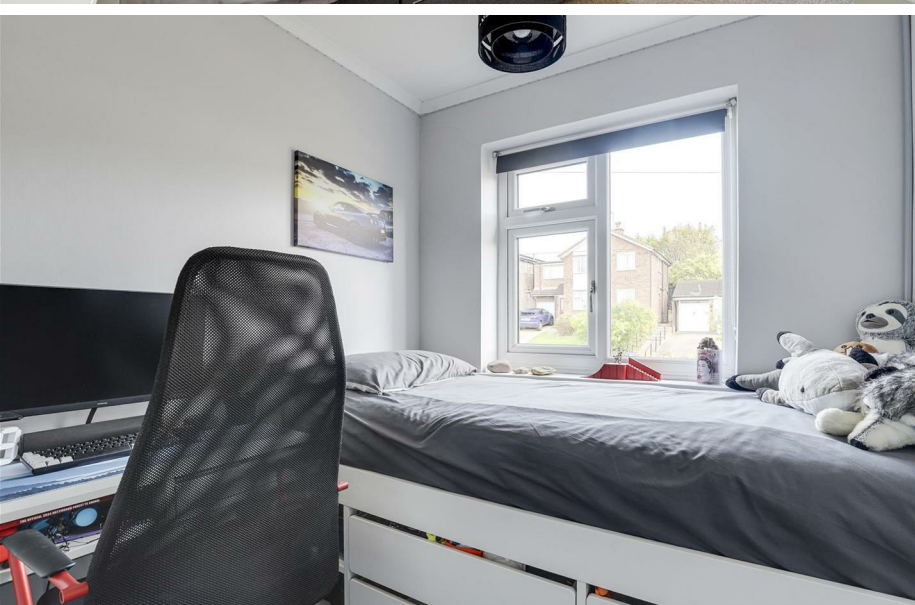
### WELL-PRESENTED FAMILY HOME IN SOUGHT-AFTER LOCATION...

This well presented three-bedroom home offers spacious and versatile accommodation throughout, making it an ideal choice for a wide range of buyers looking to move straight in. Whether you're a family, a professional couple, or someone looking for flexible living space. Located in the highly sought-after area of West Bridgford, this property is perfectly placed to enjoy a wealth of local amenities. It's within easy reach of top-rated schools, a fantastic selection of independent shops, cafés, bars, and restaurants, along with excellent transport links into Nottingham City Centre and beyond. The area also boasts access to beautiful green open spaces including The Embankment and Bridgford Park, making it a perfect setting for both families and professionals. To the ground floor, the property comprises an entrance hall, a convenient W/C, a spacious living room, and a versatile reception room that can be utilised as a ground floor bedroom, playroom, or home office—tailored to suit your needs. Completing the ground floor is a modern kitchen-diner featuring integrated appliances, and ample space for dining and entertaining. Upstairs, the first floor hosts three well-proportioned bedrooms, a stylish four-piece family bathroom with underfloor heating, and access to a boarded loft, providing additional storage options. Outside, the front of the property benefits from a driveway providing off-street parking and a well-maintained lawned garden. To the rear, you'll find a private and enclosed garden featuring a raised wooden terrace, a lawn, a decked seating area, and a garden shed. Planning permission was previously granted (now expired) for a first-floor side extension and a new front porch, offering fantastic potential for future development.

### MUST BE VIEWED







- Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen-Diner
- Two Spacious Reception Rooms
- Ground Floor W/C
- Stylish Four Piece Bathroom Suite With Underfloor Heating
- Off-Road Parking
- Large Private Rear Garden
- Highly Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

19'5" max x 6'4" (5.93m max x 1.95m)

The entrance hall has LX Hausys Decotile wood-effect flooring, carpeted stairs, an under stairs cupboard, a radiator, a built-in cupboard with space and plumbing for a washing machine and a single composite door providing access into the accommodation.

W/C

3'4" x 2'5" (1.04m x 0.74m)

This space has a low level flush W/C, a wall-mounted wash basin, LX Hausys Decotile wood-effect flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Living Room

14'10" x 10'9" (4.53m x 3.30m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving and bi-folding doors into the kitchen-diner.

Reception Room

14'1" max x 8'5" (4.30m max x 2.57m)

The reception room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, two built-in cupboards and recessed spotlights.

Kitchen-Diner

26'10" max x 16'11" (8.20m max x 5.18m)

The kitchen-diner has a range of fitted gloss base and wall units with granite effect worktops and a breakfast bar, an integrated Neff double oven, a dishwasher, a large fridge and freezer, a Neff gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, LX Hausys Decotile wood-effect flooring, two radiators, recessed spotlights, coving, UPVC double-glazed windows to the side and rear elevations, a single UPVC door providing side access and UPVC sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

6'9" x 4'0" (2.08m x 1.24m)

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

Master Bedroom

12'4" x 10'7" (3.77m x 3.23m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bedroom Two

11'7" x 10'7" (3.55m x 3.23m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

Bedroom Three

8'1" x 6'11" (2.47m x 2.12m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

Bathroom

8'6" x 6'11" (2.60m x 2.11m)

The bathroom has a wall-mounted low level concealed flush W/C, a wall-mounted vanity style wash basin, a fitted bath with a hand-held shower, a fitted shower enclosure with a mains-fed shower, tiled flooring with underfloor heating, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway, a garden with a lawn and mature shrubs and courtesy lighting.

Rear

To the rear is a private garden with a raised wooden terrace with a wooden balustrade and steps leading down to the lawn, mature shrubs, a wooden decked seating area, a shed and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

1000 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

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

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.

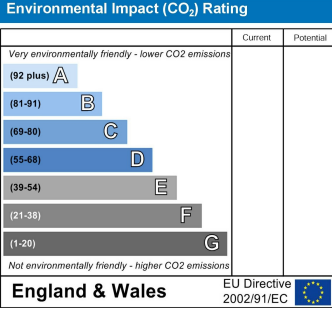
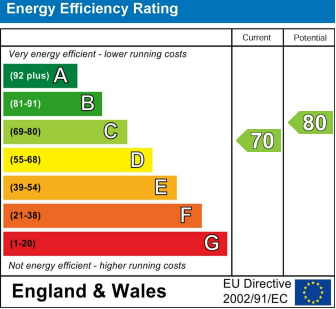
The vendor has advised the following:

Property Tenure is Freehold

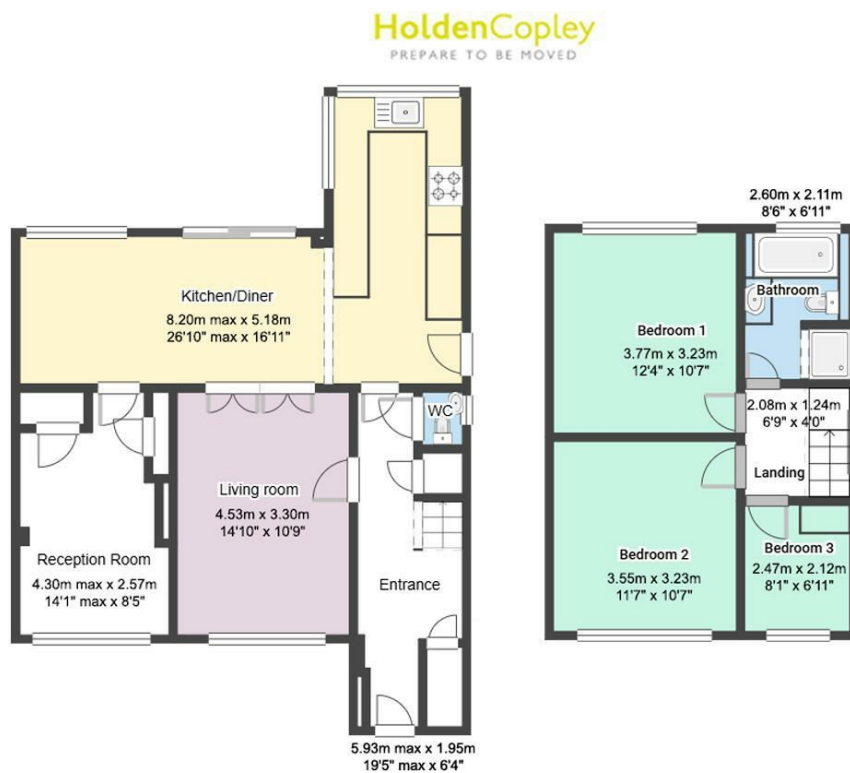
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GG



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.  
© HoldenCopley

**01156712555**

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

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.