

# HoldenCopley

PREPARE TO BE MOVED

Davies Road, West Bridgford, Nottinghamshire NG2 5JE

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£650,000



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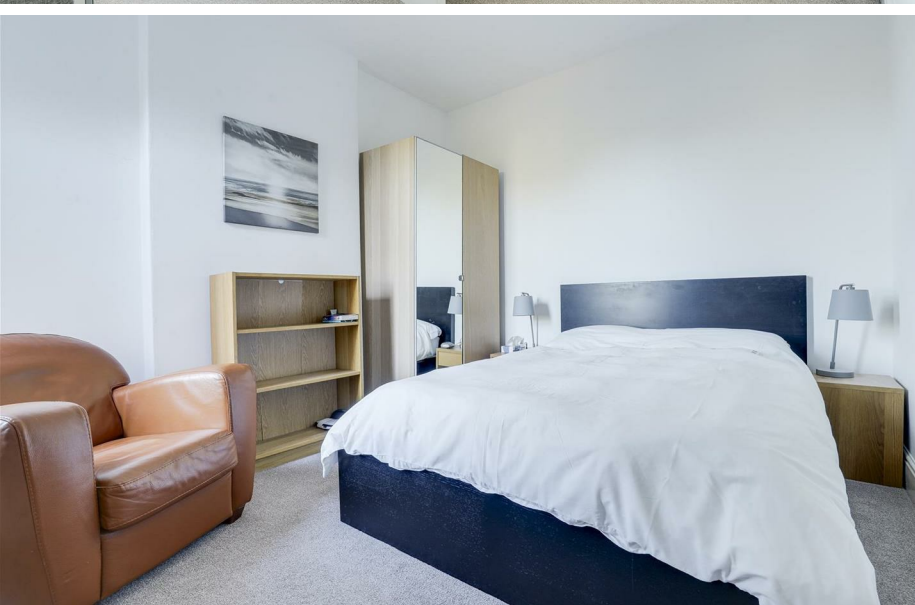
## LOCATION LOCATION LOCATION...

This three-storey semi-detached house offers spacious, well-presented accommodation that is perfectly suited to a growing family. Situated in the highly sought-after area of West Bridgford, the property enjoys an unrivalled position within easy reach of outstanding local schools, popular shops, cafés, bars, and restaurants, along with excellent transport links providing swift access into Nottingham City Centre and beyond. West Bridgford also boasts an abundance of green open spaces, including The Embankment and Bridgford Park, making it an ideal setting for both families and professionals. Upon entering the property, the ground floor comprises a bay-fronted living room featuring a fireplace, a modern fitted kitchen complete with a central island, fireplace, and two sets of double French doors opening out to the rear garden. There is also a useful utility room and a W/C. The first floor carries three generously sized double bedrooms serviced by a four-piece family bathroom suite, while the second floor offers a further double bedroom and a versatile study, perfect for home working. To the front of the property, there is a double block-paved driveway providing ample off-road parking. To the rear, a private enclosed garden features a paved patio seating area, a well-maintained lawn, and a garden shed.

MUST BE VIEWED







- Semi-Detached Three Storey House
- Four Double Bedrooms
- Modern Fitted Kitchen-Diner & Utility Room
- Bay Fronted Reception Room With Period Style Fireplace
- Ground Floor W/C
- Four Piece Bathroom Suite
- Double Driveway
- Private Enclosed Rear Garden
- Highly Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3'11" x 22'0" (1.21m x 6.73m)

The entrance hall has traditional tiled flooring and wood-effect vinyl flooring, a carpeted stairs runner, a radiator, a picture rail, coving, recessed spotlights and a single composite door providing access into the accommodation.

Living Room

11'11" x 15'1" (3.64m x 4.60m)

The living room has a wooden double-glazed bay window to the front elevation, carpeted flooring, a radiator, a gas period style fireplace and coving.

Kitchen-Diner

25'5" x 11'8" (7.76m x 3.56m)

The kitchen-diner has a range of fitted base and wall units with Quartz worktops and a matching breakfast bar kitchen island, an integrated double oven, a dishwasher and a gas hob with a ceiling-mounted extractor hood, an undermount sink with draining grooves and a swan neck mixer tap, space for a fridge-freezer, vinyl flooring, a gas period style fireplace, a radiator, coving, recessed spotlights, wooden double-glazed windows to the side elevations, wooden single-glazed windows to the rear elevation and two sets of double French doors providing side access and access out to the garden.

Utility Room

7'8" x 10'4" (2.35m x 3.17m)

The utility room has fitted base and wall units with a worktop, vinyl flooring, a radiator, a wall-mounted boiler, recessed spotlights and a wooden double-glazed window to the rear elevation.

W/C

8'0" x 3'10" (2.44m x 1.19m)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, a partially tiled wall, a chrome heated towel rail, a built-in cupboard, recessed spotlights, an extractor fan and a wooden double-glazed window to the side elevation.

FIRST FLOOR

Landing

5'8" x 23'0" (1.75m x 7.02m)

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

Master Bedroom

12'4" x 16'6" (3.76m x 5.05m)

The main bedroom has wooden double-glazed windows to the front elevation, carpeted flooring, a radiator and coving.

Bedroom Two

11'11" x 11'9" (3.64m x 3.60m)

The second bedroom has a wooden double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

10'3" x 11'4" (3.14m x 3.47m)

The third bedroom has a wooden double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

7'11" x 10'2" (2.42m x 3.10m)

The bathroom has a low level flush W/C, a wall-mounted vanity style wash basin, a fitted bath with a hand-held shower, a walk-in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a wall unit, tiled flooring and walls, a chrome heated towel rail, recessed wall alcoves, an electric shaving point, an extractor fan, recessed spotlights, coving and wooden double-glazed windows to the side elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, a skylight window and provides access to the second floor accommodation.

Bedroom Four

13'5" x 13'0" (4.09m x 3.97m)

The fourth bedroom has a wooden double-glazed window to the side elevation, carpeted flooring, a radiator and two built-in storage cupboards.

Study

22'11" x 5'0" (7.00m x 1.54m)

The study has two skylight windows, wood-effect flooring, a radiator and recessed spotlights.

OUTSIDE

Front

To the front is a double block paved driveway and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, a decorative stone section, a wooden shed and mature shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Low chance of flooding

Flood Defenses – No

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.

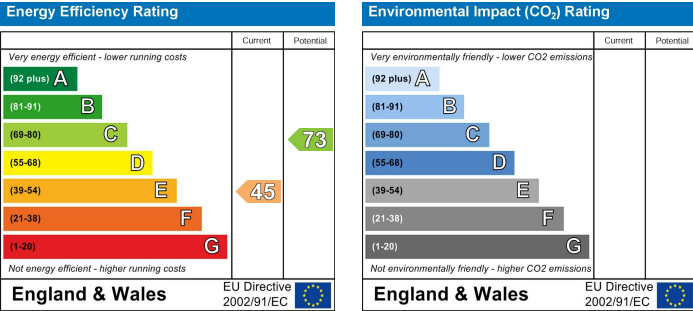
The vendor has advised the following:

Property Tenure is Freehold

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

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