



## 6 Court Gardens, West Bridgford

£450,000 Freehold

Modern Detached House • Three Bedrooms • Living Room With A Feature Fireplace • Modern Fitted Kitchen • Three Piece Bathroom Suite & En-Suite • Private Enclosed Garden • Off-Street Parking • Sought-After Location • Close To Local Amenities • Must Be Viewed



LOCATION, LOCATION, LOCATION...

GUIDE PRICE - £450,000 - £475,000

This modern detached house presents an exceptional opportunity to acquire a beautifully appointed three-bedroom residence in the highly sought-after location of West Bridgford, with easy access to the lively town centre with its popular shops, bars, eateries and excellent commuter links. Step inside to discover a welcoming modern fitted kitchen, thoughtfully designed with sleek cabinetry and worktops. The spacious living room, where a striking feature fireplace creates an inviting focal point, is ideal for relaxing or entertaining guests. Upstairs, there are three well-proportioned bedrooms, with the master benefitting from an en-suite, as well as a three piece family bathroom suite. Immaculately presented and maintained to an exceptional standard, this property combines practical living with refined aesthetics, making it an outstanding choice for discerning buyers. With the added convenience of off-street parking and a private enclosed garden, this home truly must be viewed to be fully appreciated. Fantastic opportunity to secure a premium lifestyle in one of the area's most desirable settings.

MUST BE VIEWED

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



## GROUND FLOOR

### Kitchen

13' 0" x 10' 11" (3.97m x 3.34m)

The kitchen has a range of fitted matte base and wall units with wood-effect worktops, a composite sink with a swan neck tap, an integrated oven and electric hob, an integrated dishwasher, herringbone-style flooring, a built-in storage cupboard, two vertical radiators, recessed spotlights, a UPVC double-glazed window, a single door providing access into the accommodation, and a single door providing side access.

### Garage

8' 6" x 17' 7" (2.58m x 5.37m)

The garage has an up and over door, lighting and electricity, and ample storage space.

### Living Room

23' 6" x 19' 9" (7.16m x 6.02m)

The living room has herringbone style flooring, carpeted stairs, a feature fireplace, two radiators, recessed spotlights, full-length double-glazed windows to the side and rear elevation, and a single door leading out to the rear elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, two built-in storage cupboards, a UPVC double-glazed window to the side elevation, recessed spotlights, access to the loft, and access to the first floor accommodation.

### Master Bedroom

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite.

### En-Suite

7' 0" x 5' 11" (2.13m x 1.81m)

The en-suite has a low level flush W/C, a wall-mounted wash basin with a mixer tap, a walk-in shower with a wall-mounted overhead shower fixture, tiled flooring, tiled walls, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

11' 0" x 10' 5" (3.35m x 3.17m)

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

### Bedroom Three

8' 6" x 10' 0" (2.58m x 3.04m)

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

### Bathroom

8' 4" x 7' 7" (2.55m x 2.31m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture, herringbone-effect flooring, partially tiled walls, a radiator / chrome heated towel rail, and a UPVC double-glazed obscure window to the side elevation.

## ADDITIONAL INFORMATION

Broadband Speed - Ultrafast- Download 1800 Mbps - Upload 220 Mbps Phone Signal - 4G / 5G Electricity - Mains Supply Water - Mains Supply Heating - Gas Central Heating - Connected to Mains Supply Septic Tank - No Sewage - Mains Supply Flood Risk - No flooding in the past 5 years+ Flood Risk Area - No Construction - Brick Mining Area - The property may be located on the coalfield but not within the Cheshire Brine Compensation District Accessibility - No Other Material / Safety Issues - No known safety issues have been disclosed by the seller. Any Legal Restrictions - No



**This floorplan is for illustrative purposes only.**

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