



46 Florence Road, West Bridgford

£850,000 Freehold

Detached Family Home • Four Bedrooms • Ample Off-Road Parking • Private Enclosed South-Facing Garden • Must Be Viewed • Modern German Fitted Kitchen With Integrated Appliances • Contemporary Shower Room • Ground Floor W/C • Highly Sought After Location • Four Versatile Reception Rooms



GUIDE PRICE £850,000-£900,000

IMMACULATELY PRESENTED DETACHED FAMILY HOME WITH SOUTH-FACING GARDEN...

This immaculately presented detached home has been exceptionally well cared for by the current owners and offers the perfect opportunity for a buyer to move straight in. Offering an abundance of space throughout, this property is perfectly suited to any family buyer looking for comfortable and versatile accommodation with high-quality finishes and a warm, homely feel. Internally, the home boasts a number of premium features including solid wood internal doors, brushed aluminium power points, energy-efficient LED lighting throughout, and a Greenstar Worcester boiler, alongside Heatmiser thermostatic controls offering smart and efficient heating management. To the ground floor, the property boasts a bay-fronted living room featuring an open fireplace. There is an additional reception room featuring a large Morsø log burner and bi-folding doors that open out to the rear garden – as well as a separate, spacious and versatile office, perfect for remote working or use as a playroom. The heart of the home lies in the modern German fitted kitchen, complete with high quality integrated appliances and flowing seamlessly into the dining room – ideal for entertaining guests. Completing the ground floor is a W/C. The first floor hosts four well-proportioned bedrooms, serviced by a contemporary shower room with a Merlyn fitted shower. There is also access to a partially boarded loft, offering excellent storage potential. Planning permission for a loft conversion was granted but has now expired, presenting an opportunity for future development subject to new approvals. Externally, the property sits on a generous plot with a driveway to the front providing ample off-street parking for up to three vehicles. To the rear is a private, south-facing garden featuring a paved patio seating area, a lawn, and a Crane shed with power for additional storage. There is also a second shed equipped with power and lighting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



LOCATION

Situated in the highly sought-after area of West Bridgford, the property is perfectly placed within easy reach of top rated schools, along with a fantastic range of independent shops, cafés, bars and restaurants.

There are also excellent transport links providing swift access into Nottingham City Centre and beyond, while West Bridgford itself offers a wealth of green open spaces, including The Embankment and Bridgford Park – making it an ideal location for families and professionals alike.

GROUND FLOOR

Entrance Hall

Dimensions: 3.76m x 1.72m (12'4" x 5'7"). The entrance hall has Karndean flooring, carpeted stairs, a radiator and a single arroyo wooden door with a dead lock and stained-glass window providing access into the accommodation.

w/c

Dimensions: 1.44m x 0.85m (4'8" x 2'9"). This space has a low level flush W/C, a vanity style wash basin, Karndean flooring with underfloor heating, a recessed spotlight and an extractor fan.

Living Room

Dimensions: 4.21m into bay x 3.62m (13'9" into bay x 11'10"). The living room has a UPVC double-glazed bay window to the front elevation, UPVC double-glazed windows to the side elevation, carpeted flooring, an open fireplace with a decorative surround and hearth and a radiator.

Reception Room

Dimensions: 5.54m x 3.61m (18'2" x 11'10"). The reception room has carpeted flooring, a radiator, a recessed wall alcove with exposed brick, a large Morsø log burner with a Fired Earth terracotta-tiled hearth, decorative surround and a tiled hearth and Schuco high quality German engineered bi-folding doors providing access out to the garden.

Home Office

Dimensions: 4.16m into bay x 2.25m (13'7" into bay x 7'4"). The office has a UPVC double-glazed bay window to the front elevation, Karndean flooring with underfloor heating and recessed spotlights.

Breakfast Kitchen

Dimensions: 5.34m max x 4.39m (17'6" max x 14'4"). The kitchen has a range of German fitted gloss base and wall units with Quartz worktops, an integrated double oven, dishwasher, fridge, freezer, washing machine and tumble dryer, an undermount sink with draining grooves

Master Bedroom

Dimensions: 4.33m into bay x 3.61m (14'2" into bay x 11'10"). The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

Dimensions: 3.66m x 3.61m (12'0" x 11'10"). The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

Dimensions: 3.40m x 2.32m (11'1" x 7'7"). The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four

Dimensions: 2.73m x 2.41m (8'11" x 7'10"). The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Shower Room

Dimensions: 2.78m x 2.29m (9'1" x 7'6"). The shower room has a low level flush W/C, a wall-mounted double vanity style wash basin, a walk in shower enclosure with a mains-fed Merlyn fitted over the head rainfall shower and a hand-held shower, tiled flooring and walls, an electric shaving point, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed stained-glass obscure window to the front elevation.

OUTSIDE

Front

To the front is a driveway with ample space for parking for up to three vehicles, various plants and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with a paved patio seating area, a lawn, a Crane shed with power, a further shed with power and lighting, various plants, mature shrubs, courtesy lighting and hedge boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply Water – Mains Supply Heating – Gas Central Heating – 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 – No Other Material Issues – No



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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