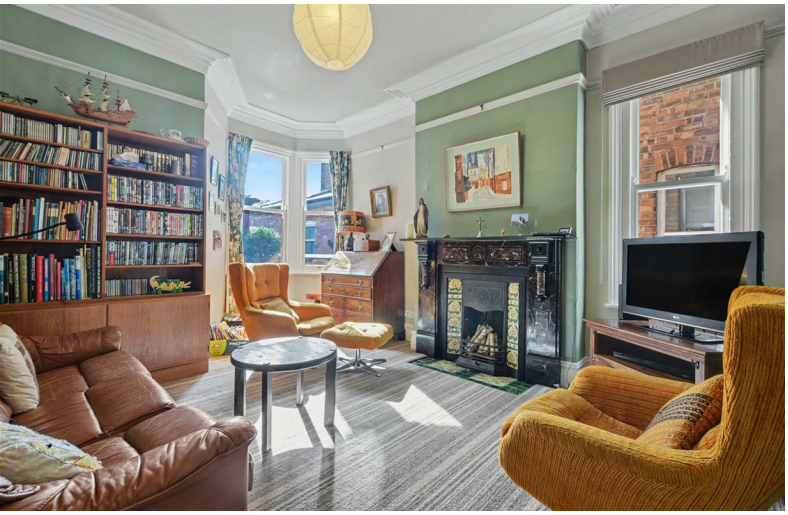
Robert Ellis

look no further...



Holme Road,
West Bridgford, Nottingham
NG2 5AD

£750,000 Freehold

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A DESIRABLE FIVE BEDROOM, BAY FRONTED, SEMI DETACHED PERIOD RESIDENCE THAT IS LOCATED ON HOLME ROAD IN LADY BAY.

This impressive spacious (2250 sq.ft.) family home will appeal to buyers seeking a character property that has retained majority of its original features including Minton flooring, coving, working fireplaces and internal doors. This lovely home is well presented throughout and has been updated and maintained over the years to a high standard including timber sash double glazed windows. The original entrance door has leaded and stained glazing and opens in the hallway. The hallway has Minton flooring, stairs rising to the first floor, doors opening to the living room, sitting room, cloakroom, cellar and kitchen diner. The living room and sitting room both have bay window and feature working fireplaces. The cellar has been tanked out and is a versatile space for either a home gym or cinema room. The modern fitted kitchen diner opens to the conservatory and provides a useful entertaining space with doors leading to the rear garden.

The first floor landing provides access to three bedrooms, family bathroom and stairs rising to the second floor. The master bedroom is generous in size and has a feature working fireplace and a walk in bay window overlooking "The Hook". The second floor landing accesses two bedrooms, modern fitted shower room and home office. The landscaped garden to the rear is a great feature and offers an excellent level of privacy and is South facing. To the front there is a block paved driveway providing off road parking.

Lady Bay is a popular residential area of West Bridgford, known for its attractive tree-lined streets, character properties and strong community feel. The area offers a range of local shops, cafés and amenities, along with well-regarded schools and excellent access to Nottingham city centre. Residents can enjoy nearby riverside walks, The Hook Nature Reserve and easy access to Holme Pierrepont, while West Bridgford's wider selection of shops, restaurants and leisure facilities are also close by.

Porch
Enclosed porch to the front with timber framed double glazed double doors with feature arched light panel above, red tiled floor, original timber door with leaded and decorative glazed insert and matching light panel to the side and clear light panel above opening into:

Entrance Hallway
Original Minton tiled floor, coving, radiator, stairs to the first floor, decorative archways, wall mounted consumer unit and original doors with furniture opening to the living room, sitting room, cloakroom and access to the cellar.

Living Room
12'11" x 32'8" plus walk-in bay approx (3.95m x 9.96m plus walk-in bay approx)
Timber framed double glazed sash bay window to the front, coving, picture rail, radiator, original door with furniture, working feature fireplace with decorative marbled slate mantle, tiled hearth and surround, shelved chimney recess.

Sitting Room
11'11" x 13'0" plus walk-in bay (3.65m x 3.98m plus walk-in bay)
Timber frame semi bay double glazed sash window, timber frame double glazed sash window to the side, coving, picture rail, ceiling rose, radiator, original working fireplace with decorative marbled slate mantle and surround, decorative tiled insert and hearth.

Cloaks/w.c.
5'6" x 3'2" approx (1.7m x 0.98m approx)
Two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with tiled splashback, extractor fan, red tiled floor.

Cellar
12'8" x 12'7" approx (3.87m x 3.86m approx)
The cellar is tanked/pump and has tiled steps, plumbing and space for a washing machine, power and light, extractor fan, tiled floor, ceiling spotlights, UPVC double glazed window to the side, radiator, door opening to:

Wine Cellar/Store
4'1" x 6'8" approx (1.25m x 2.04m approx)
Continuation of the tiled flooring, electric consumer unit.

Kitchen Diner
12'0" x 17'9" approx (3.67m x 5.42m approx)
Timber framed double glazed window to the side, timber framed panel and double glazed door opening to the side porch, ceiling spotlights, coving, a range of Shaker and walnut wall, base and drawer units, granite work surfaces with matching upstand, under cabinet lighting, integrated fridge freezer, integrated dishwasher, space for a RangeMaster cooker with glass splashback and matching extractor over, two stainless steel sinks with a multi function water tap, two radiators, double glazed bi-fold doors opening to:

Conservatory
8'10" x 16'4" approx (2.7m x 4.99m approx)
Two Velux skylight windows to the rear, hardwood double glazed windows to the rear and obscure windows to the side, French doors to the rear, tiled floor wall mounted electric heater, open to:

Open Rear Porch
Tiled floor, hardwood glazed door to the rear, vaulted ceiling.

First Floor Landing
With stairs to the second floor, radiator and original doors with furniture to:

Master Bedroom
17'10" x 12'11" plus bay approx (5.45m x 3.96m plus bay approx)
Timber framed double glazed sash bay window, timber framed double glazed sash window to the front, coving, ceiling rose, feature fireplace with Carrara white marble and original tiles and surround, two radiators.

Bedroom 4
11'11" x 12'11" approx (3.64m x 3.95m approx)
Timber framed double glazed sash window to the rear, coving, ceiling rose, radiator, original cast iron fireplace with decorative tiled insert and hearth, white sink with chrome mixer tap sat upon a vanity unit with storage under.

Bedroom 5
7'3" x 12'0" approx (2.22m x 3.66m approx)
Timber framed double glazed sash window to the rear, radiator.

Bathroom
10'5" x 8'6" approx (3.19m x 2.6m approx)
Timber framed obscure double glazed sash window to the side, three piece white suite comprising of a low flush w.c., pedestal wash hand basin, bath with mains fed shower and tiled splashback, heated towel rail, original storage cupboards with shelving, cast iron fireplace, wood effect vinyl flooring.

Separate Shower Room
Obscure UPVC double glazed window to the side, ceiling spotlights, shower cubicle with concertina door having a mains fed shower with a rainwater head and hand held shower, tiled walls and floor.

Second Floor Landing
Split level landing, loft access hatch, skylight window to the rear.

Bedroom 2
17'5" x 9'11" approx (5.32m x 3.04m approx)
UPVC double glazed window to the side, three Velux skylight windows to the front, radiator, original door.

Bedroom 3
12'11" x 12'0" approx (3.96m x 3.67m approx)
UPVC double glazed window to the side, Velux skylight window to the rear, original cast iron fire with tiled hearth, radiator and original door.

Bedroom 6/Study
9'10" max x 10'1" approx (3.01m max x 3.09m approx)
Two UPVC double glazed windows to the side, radiator, wood effect laminate flooring, cupboard housing the wall mounted boiler and hot water cylinder.

Shower Room
7'8" x 6'3" approx (2.35m x 1.93m approx)
Obscure UPVC double glazed window to the side, three piece suite in white comprising of a low flush w.c., sink with floating pedestal, chrome mixer tap and tiled splashback, shower cubicle with a mains fed shower having a rainwater shower head and hand held shower, tiled splashback, chrome heated towel rail, wall mounted extractor, tiled floor with matching tiled skirting.

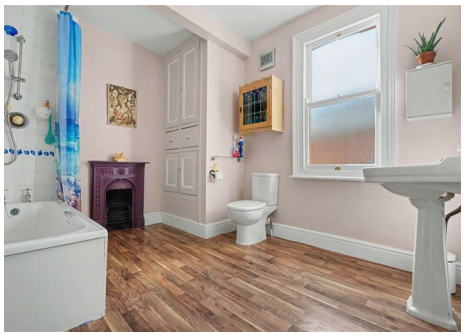
Outside
There is a block paved driveway to the front providing off road parking, a well established garden having shaped boundaries, sandstone wall to the front and external lighting.

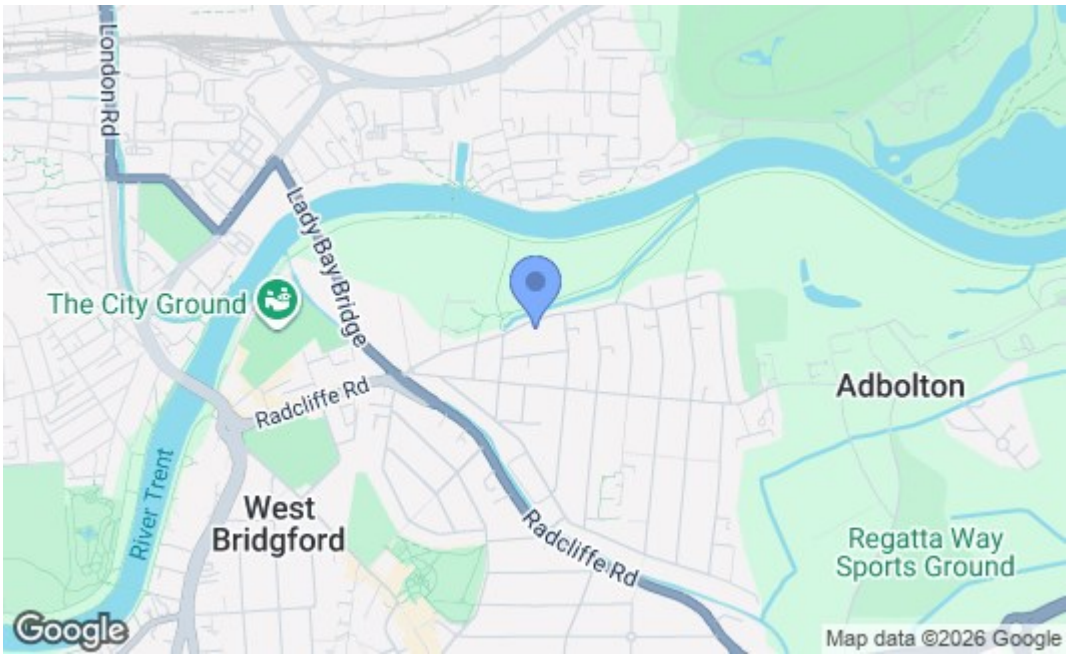
The landscaped rear garden is south facing and has Indian sandstone steps leading down to a seating area and shaped lawn with well established borders, low level walls to the side boundaries, timber summerhouse, external power, path leading to the front, outside tap and lighting.

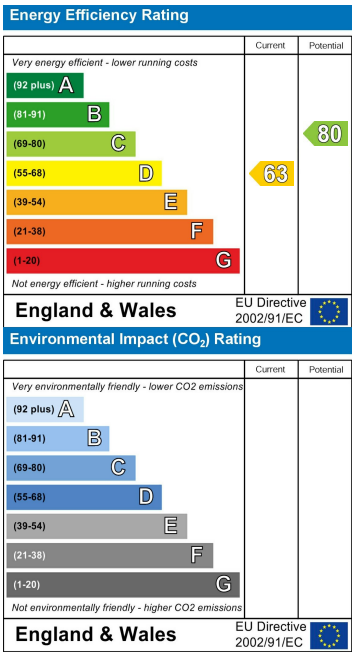
Agents Notes
There are solar thermal panels on the south facing roof and these reduce energy costs by providing background water heating for the system depending on the hours of sunshine.

Council Tax

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 119mbps Ultrafast 1800mbps
Phone Signal – Vodafone, Three, 02, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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