

HoldenCopley

PREPARE TO BE MOVED

Stratford Road, West Bridgford, Nottinghamshire NG2 6BA

Offers In The Region Of

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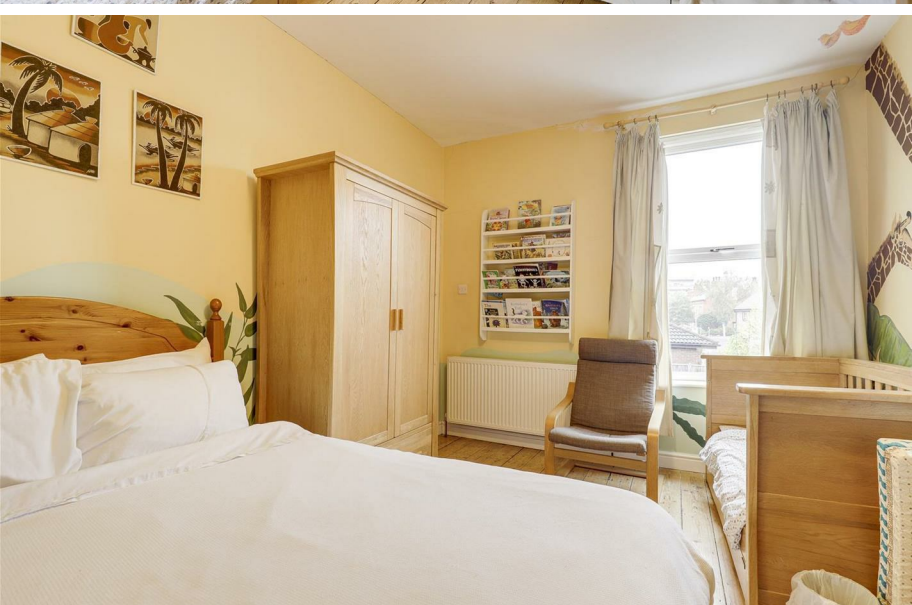


BEAUTIFULLY PRESENTED FAMILY HOME IN A PRIME LOCATION...

This spacious four-bedroom semi-detached house is beautifully presented throughout and offers generous accommodation, making it an ideal choice for family buyers seeking a home that's ready to move straight into. Perfectly positioned in the heart of West Bridgford, this property enjoys excellent access to a wide range of amenities, including highly regarded schools, independent shops, cafés, bars, and restaurants. The area is well-served by superb transport links into Nottingham City Centre and beyond, and is just a short walk from green open spaces such as The Embankment and Bridgford Park—ideal for both families and professionals. Internally, the ground floor comprises an entrance hall, a bay-fronted living room with a feature fireplace, a separate dining room with a second feature fireplace and access to the cellar, a convenient W/C, and a modern fitted kitchen complete with Quartz worktops, integrated appliances, and bi-folding doors opening out to the rear garden. To the first floor, there are two generous double bedrooms, a utility room, and a four-piece family bathroom featuring a freestanding bath and walk-in shower. The second floor hosts a further two double bedrooms and a contemporary shower room, offering flexibility for growing families or home-working needs. Externally, the property offers on-street permit parking to the front. To the rear, there is a landscaped private garden, featuring a decked seating area with a wooden pergola, artificial lawn, and a block-paved patio—perfect for entertaining or relaxing outdoors.

MUST BE VIEWED





- Semi-Detached House
- Four Double Bedrooms
- Bay Fronted Reception Room & Dining Room Both With Feature Fireplaces
- Modern Fitted Kitchen With Integrated Appliances
- Ground Floor W/C
- Practical Cellar
- Contemporary Four Piece Bathroom Suite & Shower Room
- Private Low Maintenance Garden
- Highly Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'1" max x 5'4" (3.70m max x 1.64m)

The entrance hall has bamboo flooring with wet underfloor heating, carpeted stairs, coving and a single door providing access into the accommodation.

Living Room

14'3" into bay x 12'2" (4.36m into bay x 3.73m)

The living room has a UPVC double-glazed bay window to the front elevation, bamboo flooring with wet underfloor heating and a traditional fireplace with a decorative surround.

W/C

5'11" x 3'2" (1.81m x 0.98m)

This space has a low level dual concealed flush W/C, a wall-mounted wash basin, bamboo flooring with wet underfloor heating, tiled walls, a recessed wall alcove with recessed spotlights and an extractor fan.

Dining Room

16'1" x 9'5" (4.92m x 2.89m)

The dining room has a UPVC double-glazed window to the rear elevation, bamboo flooring with wet underfloor heating, a traditional fireplace with a decorative surround, a built-in cupboard with a bi-folding door, access down to the cellar and open access into the kitchen.

Kitchen

20'7" max x 9'10" (6.28m max x 3.00m)

The kitchen has a range of fitted handleless base and wall units with Quartz worktops, an integrated double oven, a fridge and a freezer, an induction hob with an extractor hood, an undermount sink and a half with draining grooves, bamboo flooring with wet underfloor heating, recessed spotlights, two roof lights, a UPVC double-glazed window to the side elevation and Aluminium bi-folding doors providing access out to the garden.

BASEMENT

Cellar Entrance

16'4" max x 5'5" (5.00m max x 1.67m)

The entrance has lighting.

Cellar Room One

10'6" x 6'6" (3.21m x 1.99m)

The cellar has a fitted base unit with stainless steel sink and a half with a drainer, space and plumbing for a washing machine and dishwasher, a wall-mounted boiler, power points and lighting.

Cellar Room Two

12'5" x 6'2" (3.81m x 1.89m)

The cellar has lighting.

FIRST FLOOR

Landing

16'7" max x 5'4" (5.07m max x 1.65m)

The landing has carpeted flooring, a radiator, a roof light and provides access to the first floor accommodation.

Master Bedroom

15'10" x 11'5" (4.85m x 3.48m)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and an original fireplace.

Bedroom Two

13'2" x 10'2" (4.03m x 3.12m)

The second bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden floorboards and a radiator.

Utility Room

6'1" max x 5'10" (1.87m max x 1.80m)

The utility room has a pedestal wash basin with a tiled splashback, space and plumbing for a washing machine, bamboo flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bathroom

11'2" max x 9'1" (3.42m max x 2.79m)

The bathroom has a low level concealed dual flush W/C, a wall-mounted vanity style wash basin, a walk in shower enclosure with a mains-fed over the head rainfall shower and hand-held shower, an extractor fan, a recessed wall alcove, a freestanding double-ended bath tub, a freestanding mixer tap with a hand-held shower, tiled flooring and walls, a chrome heated towel rail and two roof lights.

SECOND FLOOR

Landing

10'2" x 5'4" (3.11m x 1.63m)

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

Bedroom Three

13'2" max x 10'3" (4.03m max x 3.13m)

The third bedroom has UPVC double-glazed windows to the side and rear elevations, carpeted flooring and a radiator.

Bedroom Four

16'0" x 7'11" (4.89m x 2.43m)

The fourth bedroom has a UPVC double-glazed window to the side elevation, exposed wooden floorboards, a radiator, eaves storage and a roof light.

Shower Room

7'3" x 2'6" (2.21m x 0.77m)

The shower room has a low level concealed dual flush W/C, a vanity style wash basin, a fitted shower enclosure with an electric shower, tiled flooring and walls, a recessed wall alcove, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking for permit holders.

Rear

To the rear is a private garden with a wooden decked area, space for a hot tub, a wooden pergola, an artificial lawn, a block paved patio seating area, various plants, mature trees, an outdoor tap, courtesy lighting and fence panelled boundaries.

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 – All 4G & 5G, some 3G 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 – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

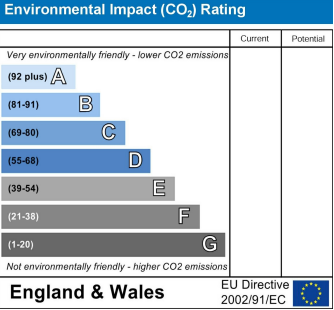
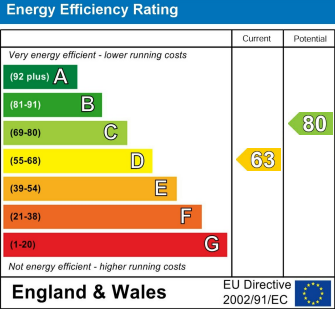
The vendor has advised the following:

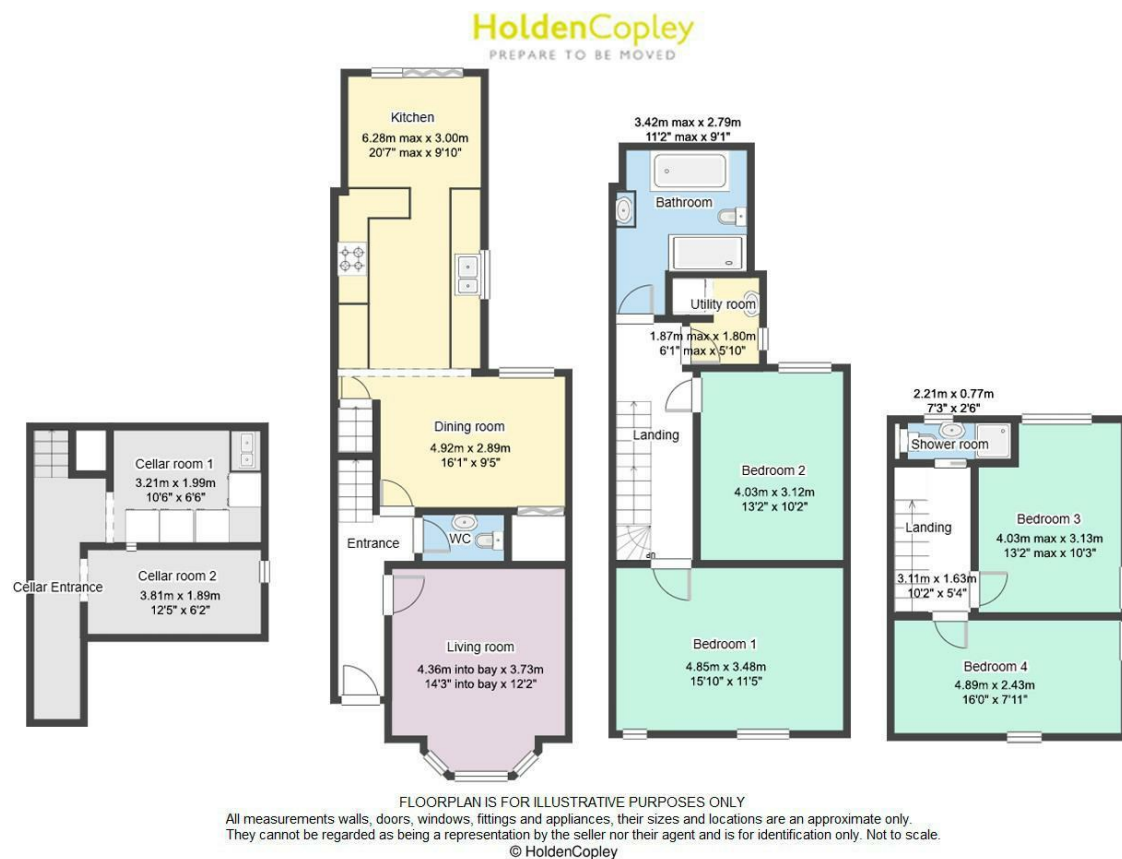
Property Tenure is Freehold

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.





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www.holdencopley.co.uk