

HoldenCopley

PREPARE TO BE MOVED

Leahurst Road, West Bridgford, Nottinghamshire NG2 6JD

£1,250,000

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PREPARE TO BE IMPRESSED...

This beautifully presented detached family home is situated in a highly sought-after location, offering convenient access to well-regarded schools, local shops, a variety of eateries, and numerous amenities, along with excellent transport links into Nottingham city centre and the surrounding areas. Designed with a growing family in mind, the property welcomes you with an inviting entrance hall that leads into a lounge featuring a square bay window. A separate living room includes a cast iron open fire and bi-folding doors that open into the garden room. The garden room is finished with flagstone flooring, Velux windows, and three sets of bi-folding doors that provide direct access to the south-facing rear garden, including a gable-roofed terrace. The modern kitchen is thoughtfully designed with a central island and breakfast bar, with bi-folding doors extending onto the garden, and is complemented by a generous utility room and a ground floor shower room. Underfloor heating is present throughout the ground floor. Upstairs, there are four double bedrooms, two of which include fitted wardrobes, along with a four-piece bathroom suite. The second floor offers an additional double bedroom complete with an en-suite bathroom with underfloor heating, a dressing room with fitted wardrobes and French doors opening onto a Juliet balcony. Externally, the property benefits from a block-paved driveway providing parking for several vehicles, garage access, courtesy lighting, and wiring ready for an electric vehicle charging point. The fully enclosed south-facing rear garden is thoughtfully designed with PIR lighting, an external tap, electrical outlets, a flagstone patio with a pergola, and a partially decked area with a hot tub. It also features a lawn, two garden sheds, and a smart greenhouse with a half-brick base and concrete floor, while boundaries are formed from a combination of hedge, fence and brick wall.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms - Garden Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor Shower Room
- En-suite & Dressing Room To The Top Floor Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

18'5" x 5'8" (5.62m x 1.73m)

The entrance hall has solid oak flooring, carpeted stairs, an in-built cupboard, a radiator, a picture rail, and a solid oak door providing access into the accommodation.

Lounge

11'5" x 14'6" (3.50m x 4.43m)

The lounge has a UPC double glazed square bay window to the front elevation, a radiator, a TV point, a picture rail, and solid oak flooring.

Living Room

11'5" x 18'11" (3.48m x 5.78m)

The living room has a UPVC double glazed window to the front elevation, two radiators, a picture rail, decorative ceiling beams, dimmable ceiling lighting, a cast iron open feature fireplace with a solid oak surround and tiled hearth, solid oak flooring, and bi-folding doors opening into the garden room.

Garden Room

18'9" x 18'8" (5.73m x 5.71m)

The garden room features flagged natural stone flooring with underfloor heating, a TV point, a fitted base unit, and an in-built cupboard. Recessed spotlights provide subtle illumination, while four Velux windows bring in abundant natural light. Dimmable ceiling and wall lighting. Three bi-folding doors open seamlessly onto the rear garden, creating a bright and versatile space

Kitchen

23'8" x 12'10" (max) (7.22m x 3.92m (max))

The German (Häcker) kitchen has a range of modern fitted base and wall units with Königstone worktops, a central island with a breakfast bar, an under-mounted sink with a Quoooker cube mixer tap system, an integrated Neff oven, an integrated Neff combi microwave/oven, a Neff hob with an integrated extractor fan, an integrated Neff dishwasher, an integrated Neff warming plate, space for an American fridge freezer, two Vertical radiators, a recessed chimney breast alcove housing a log burner and wood store, large tiled travertine flooring with under-floor heating, a Velux window, and bi-folding doors opening to the rear garden.

Utility Room

15'4" x 18'0" max (4.69m x 5.50m max)

The utility room has a range of fitted Häcker base and wall units with worktops, a porcelain sink with a swan neck mixer tap, an integrated NEFF upright Freezer, space and plumbing for a washing machine, space for a tumble dryer, an integrated 2 temperature wine fridge, two Vertical radiators, recessed spotlights, a Velux window, large travertine tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the side elevation.

Shower Room

10'0" x 6'0" (3.06m x 1.85m)

The shower room has a UPVC double glaze obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wall-mounted wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and tiled flooring with under-floor heating.

FIRST FLOOR

Landing

9'7" x 8'3" (2.93m x 2.53m)

The landing has engineered oak wood flooring, a picture rail, and access to the first floor accommodation.

Bedroom One

16'2" x 9'5" (4.93m x 2.89m)

The first bedroom has a UPVC double glazed square bay window to the front elevation, a radiator, a range of fitted wardrobes, a double door in-built cupboard, recessed spotlights, a picture rail, and engineered oak wood flooring

Bedroom Three

9'5" x 12'9" (2.89m x 3.91m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted wardrobes & bedside tables, a double door in-built cupboard, a picture rail, and engineered oak wood flooring.

Bedroom Four

10'11" x 8'5" (3.35m x 2.57m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, and engineered oak wood flooring

Bedroom Five

12'5" x 8'3" (3.79m x 2.52m)

The filth bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, and engineered oak wood flooring and CCTV receiver hub.

Bathroom

8'3" x 8'7" (2.52m x 2.64m)

The bathroom has two UPVC double glazed obscure windows to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a freestanding bath with wall-mounted central mixer taps, a walk-in shower with a wall-mounted rainfall shower fixture, a chrome heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

SECOND FLOOR

Bedroom Two

12'8" x 23'5" max (3.87m x 7.16m max)

The second bedroom has a UPVC double glazed window to the rear elevation, three Velux windows, eaves storage, a radiator, recessed spotlights, wooden beams to the walls, engineered oak wood flooring, access into the en-suite and carpeted stairs down to the dressing room.

En-Suite

8'4" x 5'10" (2.55m x 1.80m)

The en-suite has a Velux window, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a ceiling mounted rainfall shower head, a chrome heated towel rail, partially tiled walls, and tiled flooring with underfloor heating.

Dressing Room

9'3" x 10'11" (2.82m x 3.33m)

The dressing room has a radiator, a range of fitted wardrobes, recessed spotlights, beams to the ceiling, engineered oak wood flooring, and French doors opening to a Juliet balcony.

OUTSIDE

Front

To the front of the property, there is courtesy lighting, two CCTV cameras wiring ready for an electric vehicle charging point, a block-paved driveway accommodating several vehicles, and access to the garage.

Garage

10'4" x 16'10" (3.16m x 5.14m)

The garage has a door opening to the rear garden, lighting, electrics, ample storage, and an electrical up-and-over door opening out to the driveway.

Rear

To the rear of the property is a south-facing enclosed garden, equipped with PIR lighting, three CCTV cameras, electrical outlets. The space includes a flagstone patio with a pergola, a partially decked area with a hot tub, and a gable-roofed terrace that leads into the garden room. The garden also features a lawn with circular patio area, two sheds, a smart dwarf-walled greenhouse with a concrete floor, and boundaries formed from a mix of hedge and brick wall.

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 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

DISCLAIMER

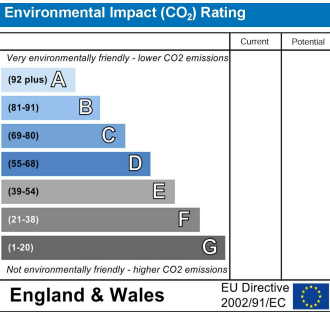
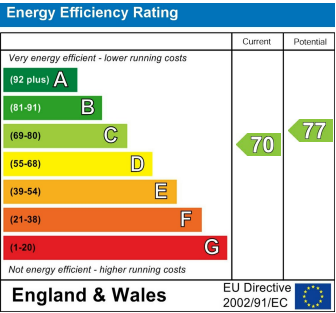
Council Tax Band Rating -Rushcliffe Borough Council - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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This floorplan is for illustrative purposes only.

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