

# HoldenCopley

PREPARE TO BE MOVED

Wilford Lane, West Bridgford, Nottinghamshire NG2 7QZ

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Guide Price £375,000 - £425,000

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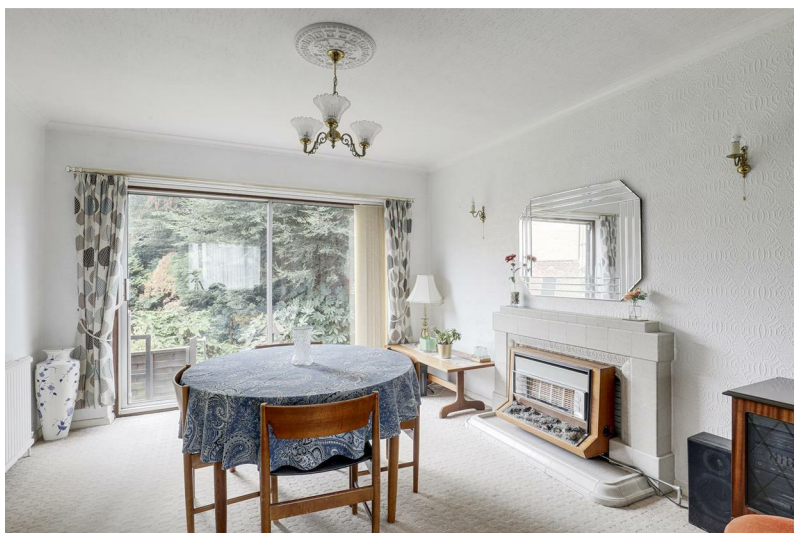


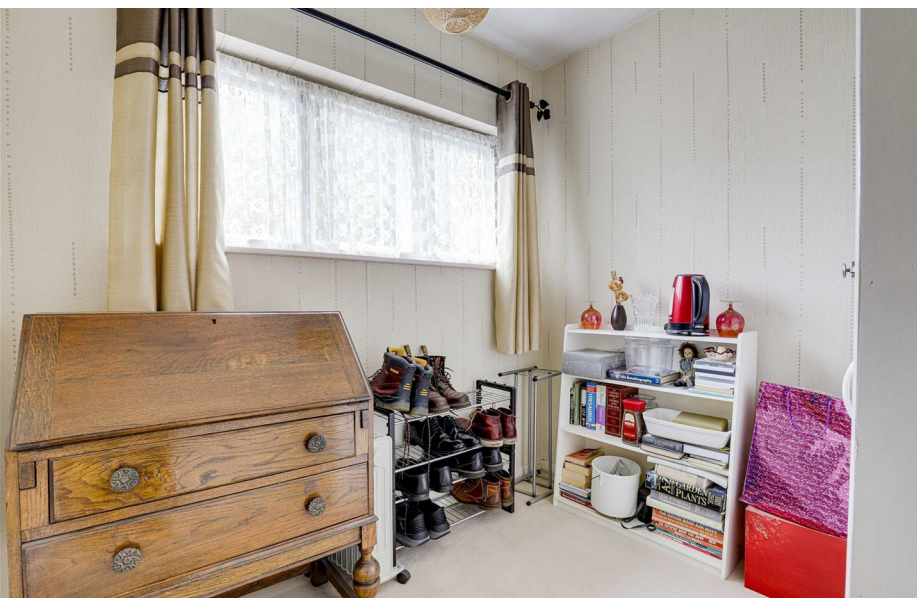
GUIDE PRICE: £375,000 - £400,000

## FANTASTIC-SIZED HOUSE

Offered with no upward chain, this impressive detached house occupies an amazing-sized plot and offers spacious accommodation both inside and out, making it ideal for a family or as a development opportunity. Situated in a key location on a well-connected road and just a stone's throw from the River Trent, the property is within excellent school catchments, close to local amenities, and is very close to the popular Central Avenue. It also offers easy access to the City Centre, QMC, The City Ground, and local universities. The ground floor comprises a porch and entrance hall, WC, living room, dining room, fitted kitchen, and a wet room. Upstairs, there are two double bedrooms with sliding door wardrobes, a single bedroom, a family bathroom, and a separate WC. The property further benefits from a new boiler installed last year and serviced this year. Externally, there is a low-maintenance front garden and a superb, south-facing rear garden. Additional highlights include access into the garage and off-road parking via a private road to the rear—a rare and highly desirable feature in this area. With its generous plot, prime location, and versatile layout, this property presents an exciting opportunity for families or those looking to develop in a sought-after location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Ground Floor Wet Room
- Two WC's
- New & Recently Serviced Boiler
- Large Garage & Off-Road Parking
- Fantastic Sized Plot
- South-Facing Garden





GROUND FLOOR

Porch

7'1" x 1'11" (2.17m x 0.60m)  
The porch has painted exposed brick walls and a sliding patio door providing access into the accommodation.

Entrance Hall

14'3" x 7'4" (4.35m x 2.26m)  
The entrance hall has laminate flooring, carpeted stairs, a radiator, and obscure windows with a single door via the porch.

WC

3'10" x 3'5" (1.17m x 1.05m)  
This space has a low level flush WC, a wall hung wash basin, a fitted base cupboard, vinyl flooring, fully tiled walls, grab handles, and a UPVC double-glazed obscure window to the side elevation.

Living Room

12'10" x 11'4" (3.93m x 3.47m)  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a ceiling rose, a TV point, a feature fireplace with a tiled surround, wall-light fixtures, and a wood-panelled wall with double sliding doors leading into the dining room.

Dining Room

12'10" x 11'4" (3.92m x 3.47m)  
The dining room has carpeted flooring, a radiator, coving to the ceiling, a ceiling rose, wall-light fixtures, a feature fireplace with a tiled surround, and a sliding patio door opening out to the garden.

Kitchen

9'4" x 7'4" (2.85m x 2.25m)  
The kitchen has a range of fitted base units with rolled-edge worktops, a stainless steel sink with taps and drainer, a freestanding double oven with a four ring gas hob, a washing machine and an under-counter fridge, vinyl flooring, partially tiled walls, a single-glazed window to the side elevation, and a UPVC double-glazed window to the rear elevation.

Wet Room

8'1" x 5'8" (2.48m x 1.73m)  
This space has vinyl flooring, a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, grab handles, an extractor fan, a single-glazed obscure window to the rear elevation, and a single door providing access to the front.

FIRST FLOOR

Landing

12'2" x 7'4" (3.71m x 2.26m)  
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13'1" x 11'4" (3.99m x 3.47m)  
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and an in-built sliding door wardrobe.

Bedroom Two

13'1" x 11'4" (3.99m x 3.47m)  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built sliding door wardrobe.

Bedroom Three

7'5" x 6'11" (2.27m x 2.13m)  
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

7'4" x 6'4" (2.26m x 1.95m)  
The bathroom has a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, fitted cupboards, a radiator, fully tiled walls, tiled ceiling, grab handles, and a UPVC double-glazed obscure window to the rear elevation.

WC

4'1" x 2'7" (1.26m x 0.79m)  
This space has a low level flush WC, carpeted flooring, partially tiled walls, ceiling tiles, and a single-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is an enclosed low maintenance garden with patio, various shrubs, rockery, handrails, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a concrete and patio area, steps leading down to a lawn, a patio pathway, a range of mature trees, shrubs and plants, an outdoor tap, and fence panelled boundaries.

Garage

24'0" x 9'7" (7.32m x 2.93m )  
The garage and off-road parking is situated at the rear on a private road. Internally, the garage has exposed beams on the ceiling, a UPVC double-glazed obscure window, lighting, a single door to the side, and a roller shutter door opening out onto the driveway.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G / 5G coverage  
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 - Low risk for rivers & sea / very low risk for surface water  
Non-Standard Construction – No  
Other Material Issues – No  
Any Legal Restrictions – Restrictive Covenants - Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

DISCLAIMER

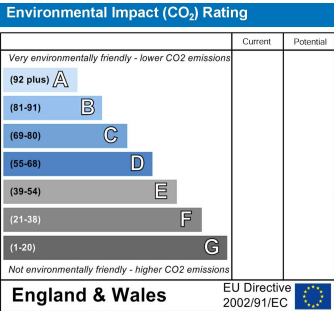
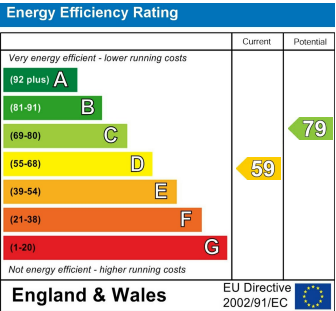
Council Tax Band Rating - Rushcliffe Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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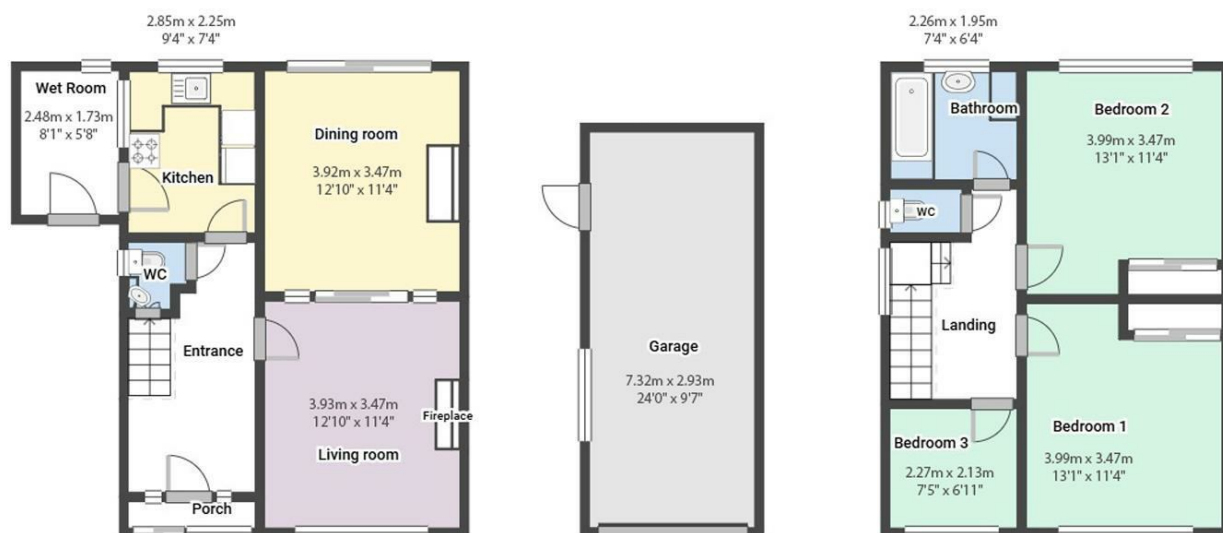
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

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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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