

HoldenCopley

PREPARE TO BE MOVED

Mabel Grove, West Bridgford, Nottinghamshire NG2 5GT

Asking Price £595,000

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STUNNING FAMILY HOME...

This semi-detached five bedroom property is excellently presented and has undergone recent renovations which have been completed to a high standard throughout whilst still incorporating many of the original Victorian features of the property including cast iron fireplaces, high ceilings and sash windows. The property has ample accommodation set across three storeys, ideal for any families looking for their forever home. Situated in one of Nottingham's most sought after residential locations and within easy reach of the centre of West Bridgford, hosting a wide range of excellent facilities and amenities together with the City Centre and Universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to the West Bridgford primary and secondary schools. To the ground floor of the property is an entrance hall, a bay fronted lounge, a separate dining room, currently being used as a home office and a modern kitchen with a feature quartz top island and bi-folding doors to the rear patio. To the first floor of the property is the master bedroom benefitting from a shower room en-suite along with two additional double bedrooms serviced by a modern three piece bathroom suite. The second floor carries the two additional bedrooms. Outside to the front of the property is a driveway to provide off road parking, to the rear is a secluded south-facing garden with a large paved patio and a vast lawn - ideal for hosting during the summer months!

MUST BE VIEWED





- Semi-Detached Family Home
- Five Bedrooms
- Stylish Kitchen With Bi-Folding Doors
- Bathroom & En-Suite
- Two Spacious Reception Rooms
- Off Street Parking
- Original Features Throughout
- Sought After Location
- Excellently Presented
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'0" x 21'5" (1.23 x 6.53)

The entrance hall has wooden flooring, carpeted stairs, a radiator and a door to provide access into the accommodation

Lounge

12'9" x 14'6" (3.91 x 4.44)

The lounge has wooden flooring, coving to the ceiling, an original cast iron fireplace, a radiator, a TV point and a UPVC double glazed bay window to the front elevation

Dining Room

11'3" x 13'1" (3.44 x 4.0)

The dining room has wooden floorboards, a feature fireplace with a decorative mantelpiece, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Kitchen

10'9" x 22'11" (3.3 x 6.99)

The kitchen has tiled flooring with underfloor heating, a range of fitted base and wall units with fitted quartz worktops and matching kitchen island, a ceramic sink with stainless steel mixer taps, an integrated double oven, an integrated induction hob with an extractor fan, an integrated fridge freezer, an integrated wine fridge, space for a washer dryer, recessed spotlights, UPVC double glazed windows to the side elevation and stylish bi-folding doors out to the rear patio

FIRST FLOOR

Landing

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

Bedroom One

14'5" x 12'2" (4.4 x 3.72)

Bedroom One has carpeted flooring, a range of bespoke fitted wardrobes, an original cast iron fireplace with a decorative mantelpiece and a UPVC double glazed window to the front elevation

En-Suite

4'4" x 12'1" (1.34 x 3.69)

The en-suite has tiled flooring with underfloor heating, a low level flush WC, a vanity wash basin with stainless steel mixer taps, a shower enclosure, a radiator, partially tiled walls and a UPVC double glazed window

Bedroom Two

11'3" x 13'1" (3.45 x 4.0)

The second bedroom has carpeted flooring, an original cast iron fireplace and a UPVC double glazed window to the rear elevation

Bedroom Three

10'11" x 11'0" (3.35 x 3.36)

The third bedroom has carpeted flooring, a radiator, a feature fireplace and a UPVC double glazed window to the rear elevation

Bathroom

6'11" x 8'11" (2.13 x 2.74)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin, a panelled bath, a radiator with chrome towel rail, partially tiled walls and double glazed obscure windows to the side elevations

SECOND FLOOR

Landing

The landing has carpeted flooring, a radiator and provides access to the second floor accommodation

Bedroom Four

16'10" x 8'2" (5.15 x 2.49)

The fourth bedroom has a radiator and a UPVC double glazed window to the side elevation

Bedroom Five

7'6" x 11'1" (2.30 x 3.40)

The fifth bedroom has a radiator and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking and access to the rear of the property

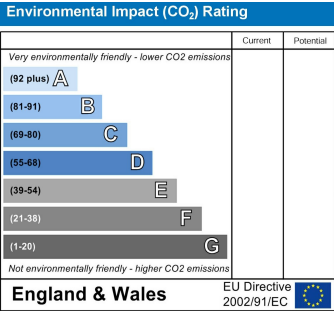
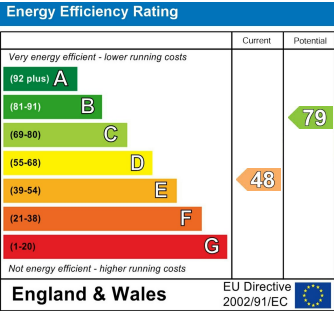
Rear

To the rear is a private south facing enclosed garden with a vast lawn, a paved patio area, various plants and shrubs, courtesy lighting, panelled fencing and an outdoor tap

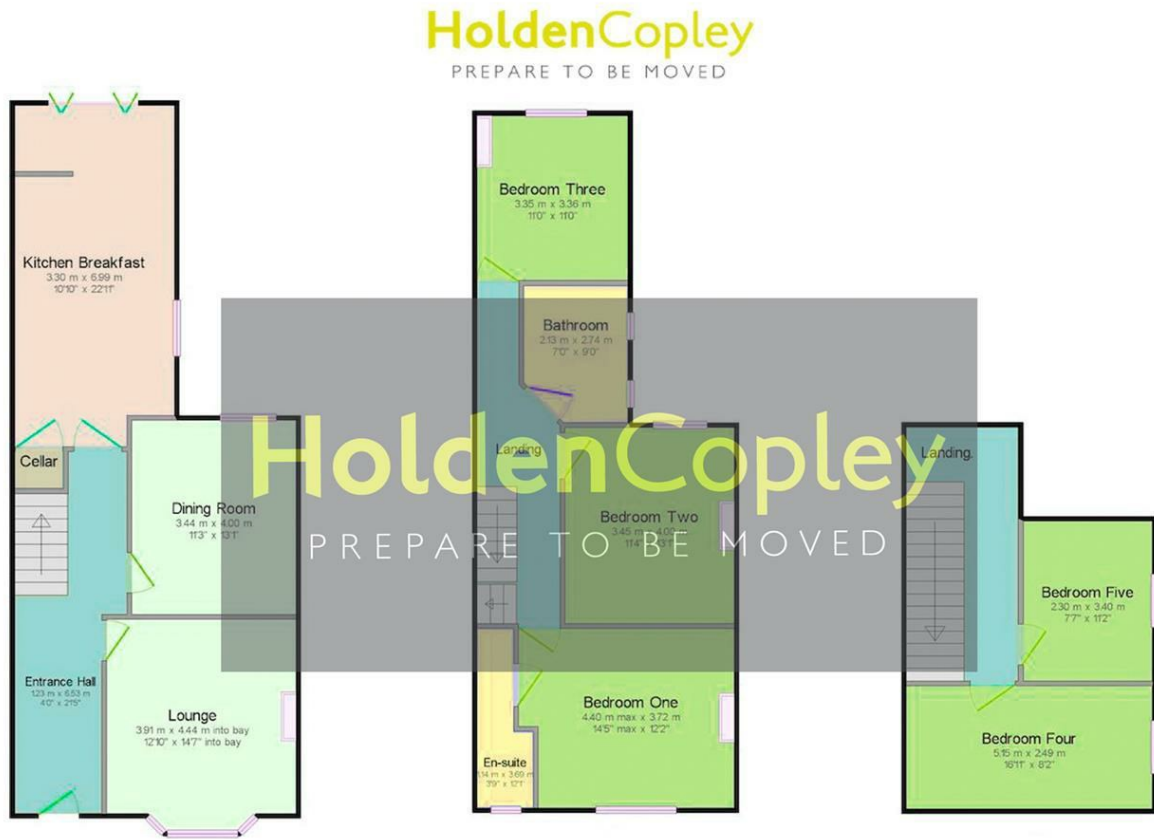
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All sizes and areas are approximate and for identification only. Not to scale.
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