

HoldenCopley

PREPARE TO BE MOVED

Boundary Road, West Bridgford, Nottinghamshire NG2 7BW

Guide Price £600,000

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SOUGHT AFTER LOCATION...
GUIDE PRICE - £600,000 - £650,000

This beautifully presented detached bungalow is nestled in a highly sought-after location, perfectly positioned for access to excellent schools, a range of shops and cafés, and fantastic transport links. The property also benefits from environmentally friendly solar panels, adding to its appeal. Approaching the home, you'll find courtesy lighting and gated access to a block-paved driveway, offering convenient off-road parking. Step inside through the porch into a spacious entrance hall that sets the tone for this welcoming home. The living room is a real highlight, featuring a charming fireplace and French doors that open out to the rear garden, filling the space with natural light and offering a seamless flow between indoor and outdoor living. The modern fitted kitchen diner provides a stylish and practical space for cooking and entertaining, with direct access to the side hall. The side hall offers access to both the front and rear gardens, as well as the utility room and ground floor W/C, adding functionality and convenience. There are four well-proportioned bedrooms, alongside a contemporary four-piece bathroom suite that caters perfectly for family living. To the rear, the south-facing garden is a peaceful retreat, complete with a patio area, lawn, two sheds, and a further patio seating space. Mature plants, shrubs, bushes, and trees create a private and tranquil environment, all enclosed by fence panelled boundaries.

MUST BE VIEWED





- Detached Bungalow
- Four Bedrooms
- Living Room
- Fitted Kitchen/Diner & Utility Room
- Four Piece Bathroom Suite & Separate W/C
- Solar Panels
- Driveway
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





ACCOMMODATION

Porch

4'11" x 3'0" (1.52m x 0.92m)

The porch has tiled flooring, and a composite door opening to the front garden.

Entrance hall

23'4" max x 21'0" max (7.13m max x 6.41m max)

The entrance hall has tiled flooring, two radiators, and a door with stained glass inserts providing access into the accommodation.

Living Room

18'4" x 13'2" (5.60m x 4.02m)

The living room has UPVC double glazed window to the rear elevation, a TV point, a radiator, coving to the ceiling, a feature fireplace with a decorative surround, wood flooring, and French doors opening to the rear garden.

Kitchen/Diner

16'11" x 12'4" (5.16m x 3.77m)

The kitchen diner has a range of fitted base and wall units with marble-effect worktops, an under-mounted sink and half with a swan neck mixer tap, an integrated double oven, ceramic hob and extractor fan, space for a fridge freezer, space for a dining table, recessed spotlights, two UPVC double glazed window to the front elevation with fitted blinds, tiled flooring, and access into the side hall.

Side hall

20'10" x 3'2" (6.36m x 0.97m)

The side hall has tiled flooring, a radiator, access into the loft, two UPVC doors to the front and rear elevation, and access into the utility room.

Utility Room

7'0" x 5'0" (2.14m x 1.54m)

The utility room has fitted base and wall units with a worktop, a circular sink with a swan neck mixer tap, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted wash basin, a radiator, tiled splashback, and tiled flooring.

W/C

7'1" x 2'10" (2.16m x 0.87m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and tiled flooring.

Bedroom One

16'9" x 11'1" (5.11m x 3.64m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood flooring.

Bedroom Two

12'5" max x 10'1" (3.79m max x 3.35m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and wood flooring.

Bedroom Three

11'5" x 8'8" (3.50m x 2.66m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and tiled flooring.

Bedroom Four

8'10" x 8'0" (2.71m x 2.44m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood flooring.

Bathroom

10'8" x 5'6" (3.27m x 1.69m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a counter-top wash basin, a panelled bath with central mixer taps, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a block paved driveway, and gated access.

Rear

To the rear of the property is a south-facing garden with a patio area, a lawn, two sheds, a further patio seating area, various established plants, shrubs, bushes and trees, and a fence panelled boundary.

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 - Some coverage of 3G & 5G

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 E

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

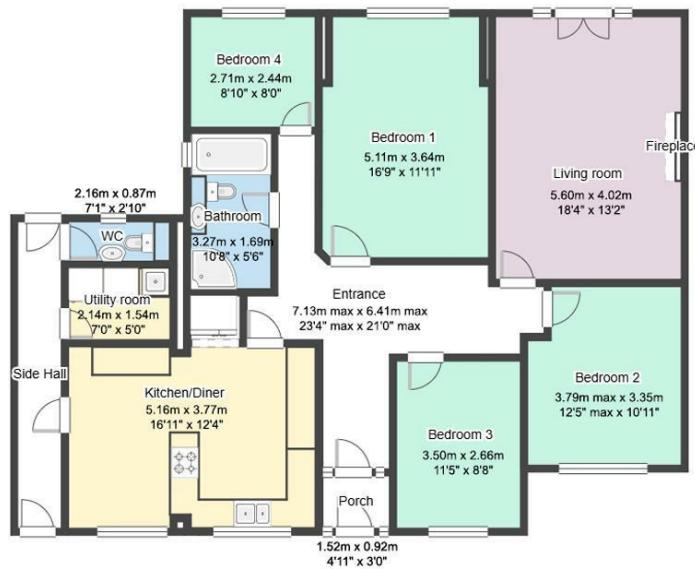
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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