

# HoldenCopley

PREPARE TO BE MOVED

Musters Road, West Bridgford, Nottinghamshire NG2 7DF

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Offers In The Region Of £750,000



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## BUSTLING WITH CHARM AND CHARACTER...

We are delighted to present for sale this exceptional four-bedroomed detached family home. Built in 1952 to its owners' unique design, it oozes a wealth of unparalleled charm and character features. Nestled in the highly-desirable enclave of West Bridgford, with access to outstanding schools and its many smart bars, restaurants and shops, the house benefits from a nearby wide range of excellent facilities and amenities and is close to the city centre, with its two universities. As you step through the inviting porch, you'll be greeted by a delightful hallway that sets the tone for the home's warm ambience. The bay-fronted family room, with its views over the front garden, is enchanting, perfect for relaxing with loved ones, while the spacious living room overlooking the rear garden, offers a quiet, elegant retreat. The modern open-plan kitchen/diner - perfect for modern-day living - provides easy access to the surprisingly spacious decking area, and leads to a tiled, well-equipped utility room, boasting a range of wall and base storage units. A ground floor WC adds to the practical layout. Ascending a surprisingly wide staircase to first floor, you'll discover four good-sized bedrooms, three of which overlook the rear garden, feature attractive eaves, and have views across to Derbyshire, with the master bedroom to the front of the property benefitting from an ensuite with shower. The smart four-piece family bathroom suite, with its clean lines, provides a tranquil space to unwind. Beyond its captivating interior, the property showcases well-maintained, generous gardens, with an abundance of fruit trees, offering a picturesque backdrop for outdoor activities and al fresco dining. Finally, one of the unique aspects of this special property is its potential for further development, with architect's drawings available for potential buyers to view.







- Substantial Detached House
- Four Great-Sized Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen/Diner  
With A Separate Utility Room
- Bathroom Suite & En-Suite To  
The Master Bedroom
- Well Established Private  
Enclosed Garden
- Driveway & Garage
- Beautifully Presented Throughout
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Porch

4'3" x 4'3" (1.32 x 1.30)

The porch features a leaded wooden door, partial wooden flooring, a front-facing window and a quirky inset post box with internal access.

Main Hallway

7'11" x 5'11" (2.43 x 1.81)

The smart wooden flooring extends into the entire hallway, which benefits from a roomy, built-in cloaks cupboard, a radiator and recessed spotlights, and leads to the rear hallway.

Rear Hallway

3'10" x 9'3" (1.17 x 2.84)

The wooden flooring is complemented by carpeted stairs to the first floor, a radiator and recessed spotlights.

Family Room

13'11" x 13'5" (4.25 x 4.11)

The appealing family room features attractive wooden flooring and is equipped with television and wifi points, and two radiators. The ceiling is elegantly embellished with coving and a bay window on the front elevation adds a touch of charm to the space.

W/C

4'9" x 2'11" (1.46 x 0.89)

Within this area, you'll find a low-level flush W/C, a radiator and a wall-mounted wash basin, providing essential bathroom amenities. Both the walls and flooring are elegantly tiled, adding a touch of sophistication to the space. To maintain privacy, an obscure window is situated on the front elevation, allowing natural light to filter through while preserving discretion.

Living Room

15'8" x 11'5" (4.78 x 3.50)

The living room boasts soft carpeted flooring and is centered around a captivating feature fireplace, dual radiators, while the ceiling features elegant coving. Sunlight streams through a front-facing window and a glass sliding door opens on to the spacious decking and inviting rear gardens.

Kitchen/Diner

21'10" x 13'11" (6.66 x 4.25)

The kitchen/diner is equipped with a variety of fitted base and wall units, complemented by worktops. It features a stainless steel sink with a half basin and drainer, paired with a swan neck mixer tap. Additionally, the kitchen includes an integrated double oven, an integrated gas hob, an extractor hood and a range of integrated appliances (fridge, freezer and dishwasher). The kitchen is aesthetically enhanced with tiled splashbacks, while practicality is ensured by two radiators and tiled flooring. The space is well-lit with recessed spotlights while natural light streams in through three windows located on the side and rear elevations. Moreover, there is a single door granting access to the side of the property, along with UPVC double French doors that open on to the spacious decking and rear gardens beyond.

Utility Room

13'1" x 5'7" (4.01 x 1.71)

The spacious utility room features a selection of fitted base and wall units accompanied by a functional worktop and a radiator. There is a stainless steel sink with a swan neck mixer tap and attractive half-tiled walls and splashbacks, as well as ample space and plumbing for both a washing machine and tumble dryer. A large, wall-mounted Baxi combi-boiler provides efficient heating solutions. The floor is tiled throughout and has recessed spotlights. An obscure window to the rear elevation provides natural lighting.

BASEMENT LEVEL

Cellar

A wooden door under the decking to the side elevation provides access to a small cellar provides further storage space and a garden tap, and has a power point and lighting.

FIRST FLOOR

Landing

A wooden door under the decking to the side elevation provides access to a small cellar provides further storage space and a garden tap, and has a power point and lighting.

Master Bedroom

16'4" x 11'5" (4.98 x 3.50)

The master bedroom offers carpeted flooring, a half-radiator, and is designed with a range of fitted wardrobes and base units, providing ample storage space. A picture window provides views over the pretty front garden and surrounding area

En-Suite

7'0" x 3'9" (2.15 x 1.15)

The tiled ensuite is equipped with modern amenities, including a low-level dual flush wc, pedestal wash basin with mixer tap, a fitted chrome shower enclosure with a wall-mounted shower. A Velux window allows natural light to flood in.

Bedroom Two

13'5" x 11'5" (4.10 x 3.49)

The second bedroom features carpeted flooring, a radiator, and a range of fitted, mirror-fronted wardrobes and base units providing ample storage. The room enjoys two obscure windows to the side elevation and a further picture window to the rear elevation, ensuring plentiful natural light and offers views of the surrounding scenery and beyond.

Bedroom Three

10'0" x 9'4" (3.06 x 2.85)

The third bedroom boasts carpeted flooring and a radiator. A window to the rear elevation provides natural light and offers stunning views across the gardens and the surrounding area, adding to the overall appeal.

Bedroom Four

11'4" x 8'10" (3.47 x 2.71)

In the fourth bedroom, you'll find carpeted flooring, a radiator and a window to the rear elevation, ensuring an abundance of natural light and offering spectacular views over the gardens and across the county to Derbyshire.

Bathroom

9'1" x 7'5" (2.77 x 2.28)

The bathroom is equipped with modern amenities in white and chrome, including a low-level dual flush wc, a pedestal washbasin with mixer tap, a panelled bath with mixer tap, a hand-held shower fixture and a fitted

shower enclosure with a wall-mounted shower fixture, offering flexible bathing. The room also benefits from a chrome heated towel rail and a double mirror-fronted, illuminated cabinet. The walls are elegantly tiled in white, ensuring clean lines and contrasting with the blue-grey slate-coloured Aqualock flooring. There is a double-paned obscure window to the front elevation, allowing natural light to stream in.

OUTSIDE

Front

At the front of the property, you'll find a meticulously maintained lawn, complemented by an array of beautiful plants and shrubs, adding to the property's pretty kerbside appeal. A spacious driveway, leads to a single, double-length garage, offering convenient off-road parking.

Garage

25'0" x 9'8" (7.63 x 2.96)

The garage is equipped with strip lighting and power and features two windows that provide plenty of natural light throughout the day. Two double doors offer convenient entry and exit points for larger items or vehicles and a single door to the rear elevation provides access to the garden.

Rear

The rear of the property boasts a delightful, well-established and private enclosed garden. A charming decked seating area provides a perfect spot for relaxation and outdoor gatherings. Descending the steps, you'll find a spacious and meticulously maintained lawn surrounded by a variety of beautiful plants and shrubs, creating a lush and inviting atmosphere. The garden is adorned with an abundance of fruit trees, including apple, pear, and damson, offering a delightful harvest. A versatile shed with electricity adds functionality and storage space for various needs. For the eco-conscious, there's a compost area with a water butt and a large storage vessel beneath the path captures rainwater that can be pumped from the cellar, providing a sustainable water source during dry weather. Courtesy lighting illuminates the garden during the evening, creating a warm and welcoming ambience. The garden is enclosed with wooden panelled fencing, ensuring privacy and security, and making it an idyllic retreat for outdoor enjoyment.

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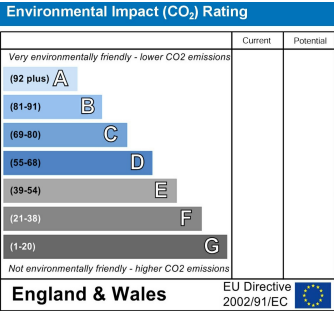
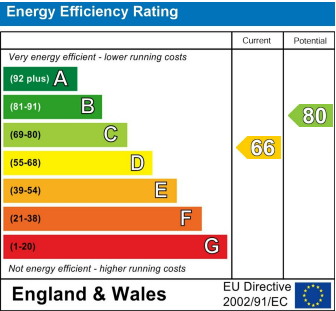
Council Tax Band Rating - Rushcliffe Borough Council - Band D  
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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