

HoldenCopley

PREPARE TO BE MOVED

Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GB

Guide Price £375,000 - £385,000

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FAMILY HOME IN SOUGHT-AFTER LOCATION...

Nestled in the highly sought-after location of West Bridgford, this beautifully presented three-bedroom detached house is an ideal purchase for professional couples or growing families seeking a blend of modern convenience and a vibrant community atmosphere. The property is within close proximity to an array of local amenities, including excellent schools, supermarkets, shops, pubs, and restaurants. Commuter access is superb, with regular bus services and excellent links to the A52, M1, and M42. Upon entering, you are welcomed by a charming porch leading into the entrance hall. The ground floor boasts two versatile reception rooms, perfect for relaxation or entertaining. The fitted breakfast kitchen offers ample space for culinary pursuits, while a dedicated study provides a quiet area for work or study. Additionally, a convenient W/C and a single garage complete this level. The first floor features two generously sized double bedrooms and a comfortable single bedroom, providing ample living space for family members. A well-appointed bathroom and a separate W/C ensure practicality and convenience for the household. The exterior of the property includes a sloped driveway with an electric car charging point, catering to modern needs. The rear of the house reveals a private west-facing garden, meticulously maintained and ideal for outdoor activities and gatherings.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms & Study
- Fitted Breakfast Kitchen
- Ground Floor W/C
- Bathroom & Separate W/C
- Driveway & Garage
- Well-Maintained Rear Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has exposed brick walls, UPVC double-glazed windows to the front elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a wall-mounted security alarm panel, an in-built under stair cupboard, single-glazed obscure windows and a single door with obscure panels via the porch.

W/C

This space has a low level dual flush W/C, a wash basin, tiled splashback, tiled flooring, and an extractor fan.

Living Room

17'1" x 10'11" (5.22m x 3.35m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a TV point, a feature fireplace with a flame-effect fire, and open access into the dining room.

Dining Room

9'6" x 8'11" (2.91m x 2.74m)

The dining room has carpeted flooring, a radiator, UPVC double-glazed windows to the rear elevation, and a single UPVC door to the conservatory.

Conservatory

10'0" x 8'2" (3.06m x 2.49m)

The conservatory has wood-effect flooring, a polycarbonate roof, a single-glazed window to the side elevation, full height UPVC double-glazed windows to the rear elevation, and double French doors to the rear garden.

Breakfast Kitchen

8'10" x 19'10" (2.70m x 6.05m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker with an extractor fan, space and plumbing for various under-counter appliances, tiled flooring, tiled splashback, a radiator, an in-built cupboard, a partially vaulted ceiling with a Velux window, a UPVC double-glazed window to the rear elevation, and a single door providing access to the garden.

Garage

15'11" x 8'8" (4.86m x 2.65m)

The garage has lighting and a roller shutter door opening out onto the front driveway.

Study

12'8" x 8'8" (3.87m x 2.65m)

This space has carpeted flooring, a radiator, a single-glazed window to the side elevation, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

6'8" x 10'5" (2.04m x 3.19m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, and provides access to the first floor accommodation.

Bedroom One

13'8" x 11'7" (4.17m x 3.54m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a range of fitted furniture including wardrobes, over-the-bed storage cupboards, drawers and bedside units.

Bedroom Two

10'11" x 13'3" (3.33m x 4.04m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

8'2" x 6'8" (2.51m x 2.05m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built cupboard, fitted shelves, and access to the boarded loft with lighting via a drop-down ladder.

W/C

2'9" x 3'4" (0.84m x 1.02m)

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

Bathroom

5'4" x 6'7" (1.65m x 2.03m)

The bathroom has a pedestal wash basin, a panelled bath with a shower fixture, a radiator, in-built cupboards, tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a range of trees, plants and shrubs, a sloped driveway, an electric car-charging point, and access into the garage.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, a timber-built shed, an outdoor tap, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 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 - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

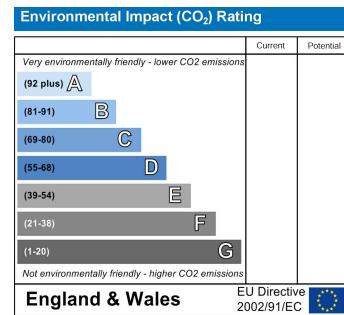
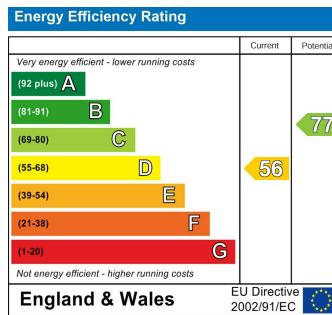
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
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