

HoldenCopley

PREPARE TO BE MOVED

Boundary Road, West Bridgford, Nottinghamshire NG2 7BZ

Guide Price £1,000,000 - £1,500,000

Boundary Road, West Bridgford, Nottinghamshire NG2 7BZ



GUIDE PRICE: £1,000,000 - £1,250,000

We have great pleasure in offering to the market this RARE OPPORTUNITY to purchase this beautiful detached house situated in one of the most sought after addresses in the area and within easy reach of the centre of West Bridgford, which is host to 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 School and more. This substantial house offers an impressive level of accommodation occupying over an approx 3,400 sqft spanning across three floors whilst benefiting from having a significant extension and many improvements to create a home perfect for any growing family. Internally, the ground floor comprises of an entrance hall with a W/C, two reception rooms, a breakfast kitchen featuring a range of integrated appliances and a separate utility room. The ground floor is complete with a dining room open plan to a large and versatile family room along with a gym area and a new Narvi 4KW digital temperature control sauna. To the first floor are four double bedrooms serviced by three modern bathroom suites and a W/C. Upstairs on the second floor is an office and a further double bedroom / snug, which benefits from fantastic sunset views to the rear. Outside, the property stands exceptionally well with generous frontage and an electric gated driveway to provide ample off road parking together with a garage. To the rear of the property is a private enclosed, well established garden with multiple seating areas, a summer house and plenty of sun exposure throughout the day!

MUST BE VIEWED





- Three Storey Detached Family Home
- Five Bedrooms
- Four Reception Rooms
- Breakfast Kitchen With A Range Of Integrated Appliances
- Three Modern Bathrooms
- 12 High Resolution Cameras & CCTV System
- New Narvi 4KW Digital Temperature Control Sauna & Gym
- Large Driveway With Electric Gates & Security System
- Generous Sized Well Maintained Garden With Summer House
- Highly Desirable Residential Location





GROUND FLOOR

Porch

10'4" x 2'4" (3.15 x 0.73)

The porch has tiled flooring, full height UPVC double glazed windows to the front elevation and a single UPVC door providing access into the accommodation

Entrance Hall

21'2" x 10'0" (6.47 x 3.06)

The entrance hall has solid Oak flooring, a column radiator, a picture rail, a full height UPVC double gazed window to the front elevation and carpeted stairs with a glass panel staircase leading to the first floor accommodation

W/C

5'4" x 4'5" (1.63 x 1.35)

This space has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, complimentary tiled splashback and a UPVC double glazed obscure window to the front elevation

Living Room

18'6" x 15'6" (5.64 x 4.73)

The living room has a UPVC double glazed window to the front elevation, a further two UPVC double glazed windows to the side elevation, solid Oak flooring, a picture rail, a dado rail, two ceiling roses, a TV point, a radiator and a feature cast iron fireplace with a decorative surround

Office

14'2" x 8'11" (4.33 x 2.73)

This room has a UPVC double glazed window to the front elevation, carpeted flooring and a column radiator

Breakfast Kitchen

16'11" x 14'4" (5.16 x 4.39)

The kitchen has a range of fitted base and wall units with Oak worktops and breakfast bar, an inverted stainless steel sink with a mixer tap, an integrated Siemens oven, an integrated Siemens micro-oven, an induction hob with an angled extractor fan, an integrated full height fridge, tiled flooring, recessed spotlights, a TV point, a UPVC double glazed window to the rear elevation and double French doors opening out to the rear garden

Utility Room

7'5" x 5'6" (2.27 x 1.70)

The utility room has fitted base and wall units with Oak worktops, a Belfast sink with a chrome swan neck mixer tap, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, recessed spotlights and two UPVC double glazed obscure windows to the side elevation

Dining Room

13'10" x 12'9" (4.24 x 3.90)

The dining room has carpeted flooring, a radiator, a picture rail, a dado rail, a ceiling rose and two open arches providing access into the family room

Family Room

25'11" x 24'5" (max) (7.90 x 7.46 (max))

The family room has a pitched vaulted ceiling with four Velux windows, carpeted flooring, two radiators, a TV point, UPVC double glazed arched windows to the rear elevation, full height UPVC double glazed windows to the side elevation and double French doors opening out to the rear garden

Gym / Sauna

16'11" x 11'3" (4.91 x 3.45)

The gym has a UPVC double glazed obscure window to the side elevation, recessed spotlights, wood effect flooring, a pedestal wash basin, a loft hatch and access into the new Narvin 4KW digital temperature control sauna

FIRST FLOOR

Landing

13'6" x 15'3" (4.14 x 4.66)

The landing has carpeted flooring, a picture rail, an in-built cupboard and provides access to the first floor accommodation

Bedroom One

18'6" x 15'8" (max) (5.64m x 4.78m (max))

The main bedroom has a UPVC double glazed window to the front and side elevation, carpeted flooring, a radiator, fitted floor to ceiling sliding door wardrobes and access to an en-suite

En-Suite

10'7" x 5'10" (3.23 x 1.79)

The en-suite has a concealed dual flush W/C, a vanity unit wash basin, a corner fitted panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

16'10" x 10'3" (5.15 x 3.13)

The second bedroom has a UPVC double glazed window to the side and rear elevation, carpeted flooring, a radiator, in-built cupboards with overhead storage, sliding mirrored door wardrobes and access to the second en-suite

En-Suite Two

8'7" x 3'2" (2.64 x 0.99)

The second en-suite has a wall mounted wash basin, a shower enclosure with a wall mounted electric shower fixture, a chrome towel rail, partially tiled walls and an extractor fan

Bedroom Three

10'4" x 10'5" (max) (3.15 x 3.20 (max))

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

Bedroom Four

19'3" x 9'4" (max) (5.88 x 2.86 (max))

The fourth bedroom has a UPVC double glazed window to the front and side elevation, carpeted flooring, a radiator and a sliding door wardrobe

W/C

6'3" x 2'10" (1.92 x 0.88)

This space has a concealed dual flush W/C, a wall mounted wash basin, tiled splashback and a UPVC double glazed obscure window to the side elevation

Bathroom

10'2" x 7'3" (max) (3.10 x 2.23 (max))

The bathroom has a wall mounted wash basin, a panelled bath, a walk-in shower enclosure with a mains-fed shower and wall mounted fixtures, partially tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Office

14'10" x 11'3" (4.54 x 3.45)

This space has two Velux windows, carpeted flooring and provides access to the second floor accommodation

Bedroom / Snug

14'10" x 14'5" (4.54 x 4.41)

The fifth bedroom, which is currently being used as a snug, has a pitched vaulted ceiling with a Velux window, a floor to ceiling UPVC double glazed window to the rear elevation, recessed spotlights and carpeted flooring

OUTSIDE

Front

The front of the property has motored aluminium double gates with coded access and an intercom entry system with a driveway providing off road parking for six cars and benefits from having a turning circle, a 7KW EV charging point, courtesy lighting, hedged borders and access into the garage

Garage

Rear

To the rear of the property is a private enclosed garden with paved patio areas, a lawn, raised planters, a range of well stocked borders and mature trees, courtesy lighting and access into the summer house

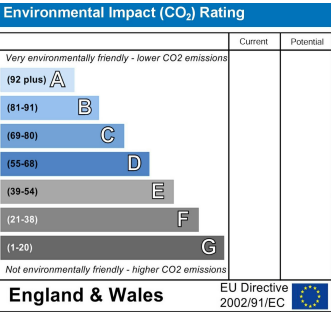
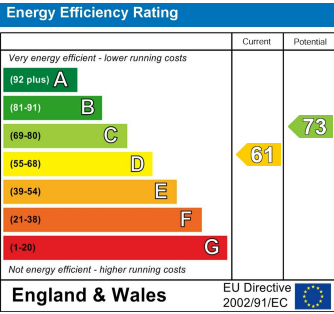
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Summer House

The summer house has wood effect flooring, power points, lighting, a range of windows and double doors



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Approx 323.52 Sqm / 3,482 Sqft

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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