

# HoldenCopley

PREPARE TO BE MOVED

Lady Bay Road, West Bridgford, Nottinghamshire NG2 5BJ

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Guide Price £500,000 - £550,000

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BEAUTIFULLY PRESENTED VICTORIAN FAMILY HOME...

This immaculately presented four-bedroom semi-detached home, arranged over three spacious floors, offers stylish and versatile accommodation—ideal for any family buyer looking to move straight in. Situated in the highly sought-after area of West Bridgford, this property benefits from a wide range of excellent local amenities including highly regarded schools, independent shops, cafés, restaurants, and convenient transport links into Nottingham City Centre and beyond. Upon entering, you are greeted by an entrance hall with access down to a handy cellar for additional storage. The ground floor boasts a bright and airy bay-fronted living room featuring an open fireplace, a separate dining room, a convenient W/C, and a modern fitted kitchen complete with a range cooker, skylights, and French doors opening out to the south-facing rear garden—perfect for entertaining. To the first floor, the property offers three well-proportioned bedrooms serviced by a three-piece bathroom suite. The top floor hosts a master bedroom benefiting from a walk-in wardrobe and a private en-suite. Outside, the property has on-street parking to the front and a low-maintenance south-facing garden to the rear. This includes a paved patio seating area, an artificial lawn, brick-built raised planters with an array of established plants, a further paved patio area, and a shed with power supply—ideal for use as a workshop or additional storage. This home truly ticks all the boxes for comfortable family living in one of Nottingham's most desirable locations.

MUST BE VIEWED





- Semi-Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen-Diner
- Two Reception Rooms
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Private South-Facing Garden
- Cellar
- Beautifully Presented Throughout
- Highly Sought After Location





## GROUND FLOOR

### Entrance Hall

5'5" x 11'0" (1.66m x 3.37m)

The entrance hall has original victorian tiles, carpeted stairs, a radiator, access down to the cellar, coving, recessed spotlights and a single door providing access into the accommodation.

### Living Room

12'10" x 14'11" (3.91m x 4.55m)

The living room has a double-glazed square bay window with bespoke fitted shutters, a window seat, wooden flooring, a radiator, built-in cupboards, an open fireplace with a decorative surround, coving and a ceiling rose.

### Dining Room

12'1" x 12'11" (3.68m x 3.94m)

The dining room has double-glazed windows to the side and rear elevations, wooden flooring, a radiator, a recessed chimney breast alcove and coving.

### W/C

4'4" x 3'7" (1.33m x 1.10m)

This space has a low level flush W/C, a vanity style wash basin, tiled flooring, recessed spotlights, an extractor fan and a double-glazed obscure window to the side elevation.

### Kitchen

23'8" x 11'11" max (7.21m x 3.63m max)

The kitchen has a range of fitted base and wall units with worktops, an integrated wash machine and dishwasher, a five ring gas range cooker with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, space for a dining table, tiled flooring, partially tiled walls, a vertical radiator, recessed spotlights, two skylights, a double-glazed window to the side elevation and double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

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

### Bedroom Two

11'10" x 12'11" (3.61m x 3.94m)

The second bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, coving and a ceiling rose.

### Bedroom Three

11'2" x 9'11" (3.40m x 3.02m)

The third bedroom has a double-glazed window to the side elevation, carpeted flooring, a radiator and coving.

### Bedroom Four

9'0" x 6'11" (2.74m x 2.11m)

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

### Bathroom

6'2" x 8'0" (1.88m x 2.44m)

The bathroom has a low level flush W/C, a wall-mounted vanity style wash basin, a wall-mounted storage unit, a fitted "L" shaped panelled bath with a mains-fed over the head rainfall shower, hand-held shower and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a double-glazed obscure window with bespoke fitted shutters to the side elevation.

## SECOND FLOOR

### Landing

The landing has carpeted flooring, a recessed spotlight and provides access to the second floor accommodation.

### Master Bedroom

17'6" x 12'9" (5.33m x 3.89m)

The main bedroom has a double-glazed window to the side elevation, carpeted flooring, a radiator, recessed spotlights and access into the en-suite.

### Closet

5'10" x 3'3" (1.78m x 1.01m)

The closet has recessed spotlights and plenty of storage space.

### En-Suite

5'7" x 8'11" (1.71m x 2.73m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, recessed spotlights, partially tiled walls and a velux window.

## OUTSIDE

### Front

To the front is on street parking, a walled patio garden with a single iron gate providing access, courtesy lighting and a wooden gate providing rear access.

### Rear

To the rear is a private south-facing garden with a fence panelled boundary, a paved patio seating area, an artificial lawn, brick built raised planters with various plants, a further paved patio and a shed with power supply.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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.

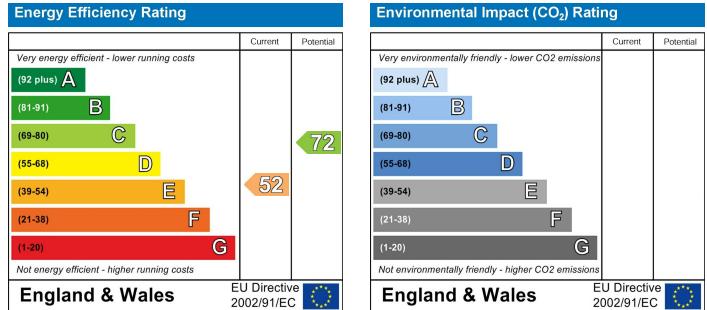
The vendor has advised the following:

Property Tenure is Freehold

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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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