

HoldenCopley

PREPARE TO BE MOVED

Alford Road, West Bridgford, Nottinghamshire NG2 6GJ

Guide Price £625,000 - £650,000

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STUNNING EXTENDED DETACHED FAMILY HOME...

This four bedroom detached home boasts spacious accommodation whilst being presented to an exceptional standard and featuring a range of stunning features combining the perfect mix of modern with contemporary living including solid oak flooring and bespoke designed stained glass! This property is located in one of Nottingham's most sought after residential locations and within easy reach of the centre of West Bridgford, hosting a range of excellent facilities and amenities together with the City Centre and Universities. There is also good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway. To the ground floor is a porch with an entrance hall, in-built storage space, a reception room, a newly fitted W/C and open plan kitchen, diner and living space featuring a log burner and a range of high end integrated appliances with access into the integral garage. The first floor comprises of a large landing area / study space with access to a boarded loft and four double bedrooms serviced by a stylish four piece bathroom suite. Outside to the front is a spacious driveway providing ample off road parking for multiple vehicles and to the rear is a beautiful south-west facing garden benefiting from various seating areas and a pond.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Open Plan Kitchen & Living
- Additional Reception Room
- Ground Floor W/C
- Plenty Of Storage Space
- Newly Fitted Four Piece Bathroom Suite
- Driveway & Garage
- Generous Sized Garden
- Sought After Location





GROUND FLOOR

Porch

The porch has carpeted flooring, stained glass windows to the front elevation and provides access into the accommodation

Entrance Hall

The entrance hall has hardwood flooring, carpeted stairs, a vertical radiator, recessed spotlights, a wall mounted alarm panel and an in-built cupboard

Living / Dining Room

11'11" x 12'5" (3.65 x 3.79)

This room has a UPVC double glazed bay window to the front elevation, hardwood flooring, a radiator, a TV point and space for a dining table

Living Room

11'11" x 14'6" (3.64 x 4.42)

The living room has Karndeian flooring, two vertical radiators, a TV point, a recessed chimney breast with a feature log burner, a decorative mantelpiece and tiled hearth, UPVC double glazed windows to the rear elevation and double french doors to the garden

W/C

This space has a low level flush WC, a wash basin with a base cupboard, tiled flooring, partially tiled walls, an extractor fan and recessed spotlights

Kitchen

8'7" x 15'10" (2.64 x 4.85)

The kitchen has a range of fitted glossy base and wall units with a breakfast bar, an inverted stainless steel sink and a half with mixer taps, an integrated double Siemens oven, an electric hob with an extractor fan, an integrated fridge freezer, an integrated microwave, an integrated dishwasher, an integrated washing machine, a metallic line tambour door, Karndeian flooring, recessed spotlights, a single door to the garage, a UPVC double glazed window to the rear elevation and double french doors to the garden

Garage

8'8" x 10'5" (2.65 x 3.20)

FIRST FLOOR

Landing / Study Area

21'11" x 7'2" (6.7 x 2.2)

The landing / study area has hardwood flooring, recessed spotlights, a cast iron style radiator, a stained glass window to the front elevation, access to the first floor accommodation and access to a boarded loft with lighting via a drop down ladder

Master Bedroom

11'11" x 14'6" (3.64 x 4.42)

The main bedroom has a UPVC double glazed window to the rear elevation, recessed spotlights, a radiator and hardwood flooring

Bedroom Two

11'11" x 12'5" (3.64 x 3.80)

The second bedroom has a UPVC double glazed bay window to the front elevation, recessed spotlights, a radiator and hardwood flooring

Bedroom Three

8'7" x 12'2" (2.64 x 3.72)

The third bedroom has a UPVC double glazed window to the rear elevation, recessed spotlights, a radiator and hardwood flooring

Bedroom Four

8'8" x 14'0" (2.65 x 4.29)

The fourth bedroom has a UPVC double glazed window to the front elevation, recessed spotlights, a radiator, a fitted sliding door wardrobe and hardwood flooring

Bathroom

7'3" x 8'0" (2.23 x 2.46)

The bathroom has a low level flush WC, a vanity unit wash basin, a panelled bath, a shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, an extractor fan, tiled flooring, underfloor heating, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a block paved driveway with access into the garage, a side lawn with a range of decorative plants and shrubs and courtesy lighting

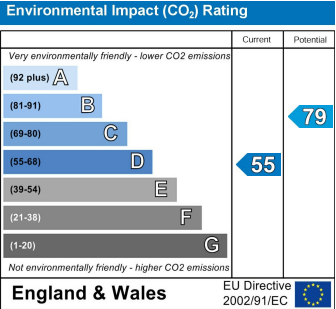
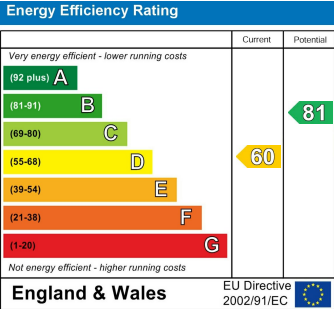
Rear

To the rear of the property is a private enclosed south-west facing garden with a decking area, a sheltered seated area with a wooden pergola, an outdoor tap, courtesy lighting, patio areas, a pond, a hexagonal wooden greenhouse, a shed, a range of decorative plants and shrubs, a lawn, hedged borders and fence panelling

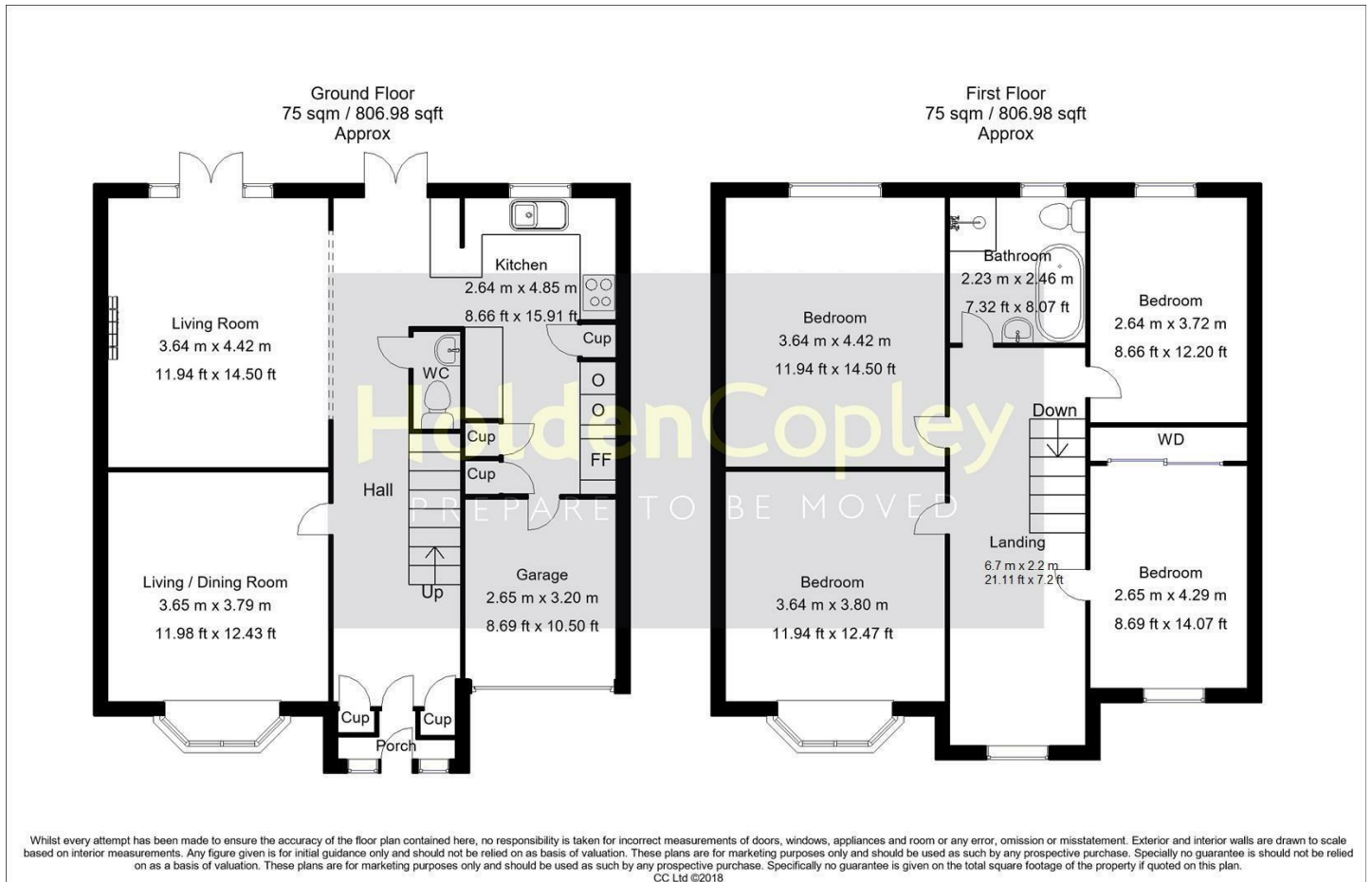
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