

# HoldenCopley

PREPARE TO BE MOVED

Sloane Court, West Bridgford, Nottinghamshire NG2 7SY

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Guide Price £525,000 - £550,000



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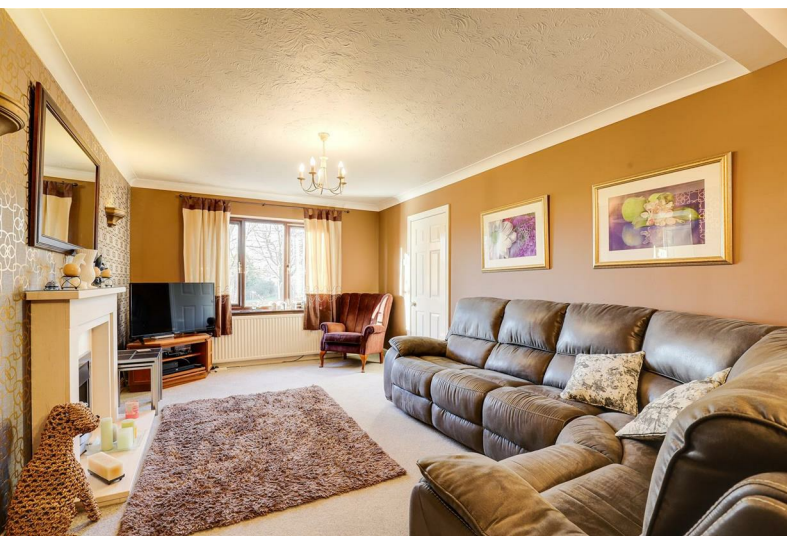


GUIDE PRICE: £525,000 - £550,000

## EXTENDED FAMILY HOME IN SOUGHT AFTER LOCATION...

This four bedroom detached house would make the perfect purchase for any family buyer looking for their forever home as the place benefits from having a rear extension to create a spacious home ready to move into. This property is situated in one of Nottingham's most sought after residential locations and within easy reach of the centre of West Bridgford, hosting 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 Ofsted-rated "outstanding" schools. To the ground floor is a fitted breakfast kitchen with a separate utility room, four reception rooms, a W/C and ample storage space. The first floor offers four good sized bedrooms serviced by two bathroom suites. Outside to the front is a driveway with access into the garage providing ample off road parking and to the rear is a private enclosed, well-maintained garden.

MUST BE VIEWED







- Extended Detached House
- Four Bedrooms
- Breakfast Kitchen
- Four Reception Rooms
- Ground Floor W/C
- Two Bathrooms
- Off Road Parking & Garage
- Private Enclosed Garden
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'2" x 11'11" (1.90m x 3.65m)

The entrance hall has a radiator, coving to the ceiling, a wall mounted thermostat, carpeted stairs, a UPVC double glazed obscure window to the front elevation and a composite door providing access into the accommodation

Cloak Room

7'6" x 6'9" (2.29m x 2.08m)

Lounge / Diner

10'9" x 24'5" (3.29m x 7.46)

The lounge has a double glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator, a feature fireplace with a decorative surround and double doors into the family room

Family Room

9'8" x 10'7" (2.95m x 3.24m)

The family room has a double glazed window to the rear elevation, a radiator, recessed spotlights and open access into the kitchen

Kitchen

14'3" x 18'5" (4.35m x 5.63m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a feature breakfast bar island, a sink and a half with a swan neck mixer tap and drainer, an integrated double oven, a five burner gas hob with an overhead extractor fan, space for a fridge freezer, recessed spotlights, tiled flooring, a skylight window, a radiator and a double glazed window to the rear elevation

Vestibule

7'6" x 3'2" (2.31m x 0.97m)

This space has a radiator, tiled flooring and a range of in-built storage cupboards

Dining Room

18'4" x 7'1" (5.60m x 2.18m)

The dining room has carpeted flooring, a radiator and double French doors opening out to the rear garden

Utility Room

13'1" x 7'2" (3.99m x 2.18m)

The utility room has fitted base units with a rolled edge worktop, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for a fridge freezer, a radiator, space for a dining table, a wall mounted Worcester combi-boiler, tiled flooring, a radiator, a loft hatch, an obscure window to the side elevation and a single UPVC door providing access to the rear garden

Study

15'5" x 8'3" (4.72m x 2.53m)

The study has a radiator, coving to the ceiling, a loft hatch and a double glazed window to the side elevation

W/C

7'6" x 3'4" (2.31m x 1.04m)

This space has a low level dual flush W/C, a wall mounted wash basin, a radiator and partially tiled walls

FIRST FLOOR

Landing

8'5" (maximum) x 9'3" (2.59m (maximum) x 2.82m)

The landing has carpeted flooring, access to the loft and provides access to the first floor accommodation

Bedroom One

12'10" x 11'0" (3.93m x 3.37m)

The main bedroom has a double glazed window to the front elevation, carpeted flooring, a radiator, a corner fitted wardrobe and access to the en-suite

En-Suite

4'1" x 6'2" (1.25m x 1.88m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a radiator, a shower enclosure, tiled flooring, fully tiled walls and a double glazed obscure window to the front elevation

Bedroom Two

11'4" x 7'10" (3.47m x 2.39m)

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

Bedroom Three

7'9" x 9'11" (2.37m x 3.03m)

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

Bedroom Four

11'5" x 8'1" (3.48m x 2.47m)

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

Bathroom

5'5" x 7'9" (1.65m x 2.36m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a corner fitted shower enclosure, tiled flooring, fully tiled walls and a double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing ample off road parking and access into the garage

Garage

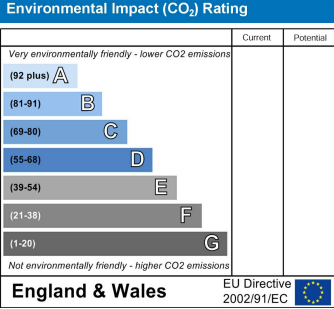
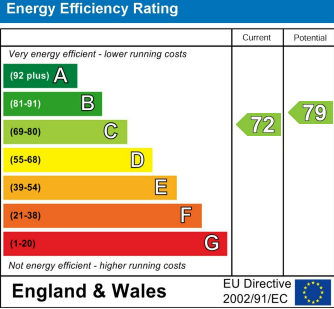
Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a shed, an outdoor tap, an outdoor light, fruit trees, a shed and fence panelling

DISCLAIMER

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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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## 2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

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