

# HoldenCopley

PREPARE TO BE MOVED

Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GB

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Guide Price £550,000



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GUIDE PRICE £550,000 - £600,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this impressive five-bedroom detached family home is nestled in the highly sought-after location of West Bridgford, with easy access to the lively town centre with its popular shops, bars, eateries and excellent commuter links. Families will love being within catchment for outstanding schools including The West Bridgford School, all while enjoying a friendly community feel. Internally, the ground floor of the home boasts an inviting entrance hall, leading into a cosy living room with bay fronted windows and a wall-mounted feature fireplace, great for family nights in. The sleek and stylish open plan kitchen/diner features an array of modern appliances including Neff ovens, induction hobs, a stunning centre island with a breakfast bar, and bi-fold doors to the rear garden - creating the perfect casual family hub for cooking, eating, and entertaining guests. The property benefits from an additional self-contained living room, wet room, and bedroom, with access to the kitchen/diner - ideal for independent living or guests. Completing the ground floor, the home features a utility room. Upstairs, the first floor is home to the master bedroom with a walk-in wardrobe and en-suite featuring a sunken bath. Completing the upstairs, there are three remaining double bedrooms, and a modern three-piece bathroom suite. Externally, the front of the property offers a large block-paved driveway providing ample off-street parking. The well-presented south facing rear garden offers a paved patio seating area, a hot tub, a lawn, a versatile garden room, and courtesy lighting - a fantastic place to relax in the warmer months. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss.

MUST BE VIEWED







- Impressive Detached Family Home
- Five Bedrooms
- Bay Fronted Living Room With Feature Fireplace
- Stylish Open Plan Kitchen/Diner
- Utility Room, En-Suite & Walk-In Wardrobe
- Modern & Sleek Family Bathroom
- Self Contained Living Room, Bedroom & Wet Room
- Large Driveway & Stunning South Facing Rear Garden
- Owned Solar Panels & Smart Heating Throughout
- Highly Sought-After Location | No Upward Chain











GROUND FLOOR

Entrance Hall

15'2" x 6'5" (4.63m x 1.96m)  
The entrance hall has tiled flooring, carpeted stairs, a radiator, single glazed obscure windows to the front elevation, and a single door providing access into the accommodation.

Living Room

16'6" into bay x 10'11" (5.04m into bay x 3.33m)  
The living room has wood-effect flooring, a wall-mounted fireplace, a radiator, coving to the ceiling, and a UPVC double-glazed bay window to the front elevation.

Lobby

The lobby provides storage space and access to the utility room.

Utility Room

18'10" approx x 4'10" (5.75m approx x 1.49m)  
The utility room has space and plumbing for a washing machine and tumble dryer, lighting and electricity, a door providing access to the front, and a door providing access to the rear.

Open Plan Kitchen/Diner

25'0" x 17'6" (7.63m x 5.35m)  
The open plan kitchen/diner has a range of fitted handleless gloss base and wall units with worktops and a centre island with a breakfast bar, an undermount sink and a half with a mixer tap and draining grooves, three integrated Neff ovens and a matching wine cooler, two integrated induction hobs with a separate control panel and an integrated downdraft extractor fan, space for an American-style fridge freezer, tiled flooring, partially panelled walls, two vertical radiators, recessed spotlights, a skylight, and aluminium bi-fold doors leading out to the rear garden.

Self Contained Living room

15'8" x 8'2" (4.80m x 2.50m)  
The self contained living room has carpeted flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Hallway

8'11" x 3'1" (2.74m x 0.96m)  
The hallway has carpeted flooring and recessed spotlights.

Self Contained Wet Room

7'9" x 4'7" (2.38m x 1.41m)  
The self contained wet room has a low level flush W/C, a vanity style wash basin with a mixer tap, a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Self Contained Bedroom

8'3" x 7'10" (2.53m x 2.41m)  
The self contained bedroom has carpeted flooring, a vertical radiator, recessed spotlights, a skylight, and aluminum windows to the rear elevation.

FIRST FLOOR

Landing

14'7" max x 6'9" (4.45m max x 2.08m)  
The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and access to the first floor accommodation.

Master Bedroom

12'8" x 10'10" (3.88m x 3.31m)  
The main bedroom has carpeted flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and access to the walk-in wardrobe.

Walk-In Wardrobe

8'5" x 6'0" (2.59m x 1.83m)  
The walk-in wardrobe has carpeted flooring, recessed spotlights, a thermostat, and access to the en-suite.

En-Suite

7'11" x 6'2" (2.42m x 1.89m)  
The en-suite has a concealed low level flush W/C, a glass wash basin with a mixer tap, a sunken bath with a central waterfall mixer tap, a handheld shower, and a ceiling-mounted rainfall shower fixture, a heated towel rail, tiled flooring, partially waterproof panelled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'9" x 10'3" into bay (3.30m x 3.14m into bay)  
The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed bay window with a window seat to the front elevation.

Bedroom Three

11'6" x 8'7" (3.52m x 2.62m)  
The third bedroom has carpeted flooring, a radiator, and a Velux window to the front elevation.

Bedroom Four

8'2" x 6'7" (2.49m x 2.02m)  
The fourth bedroom has carpeted flooring, partially panelled walls, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bathroom

8'9" x 6'4" (2.67m x 1.95m)  
The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, an 'L'-shaped panelled bath with a wall-mounted handheld and overhead shower fixture and a glass shower screen, waterproof panelled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-street parking, an outdoor storage shed.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a hot tub, a lawn, a shed, a versatile garden room, courtesy lighting, gravelled borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)  
Phone Signal – All 4G and some 5G  
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 D

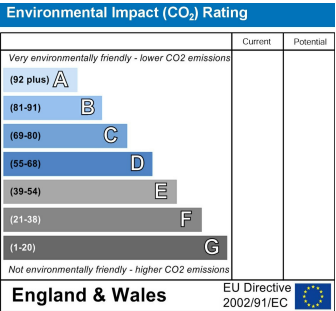
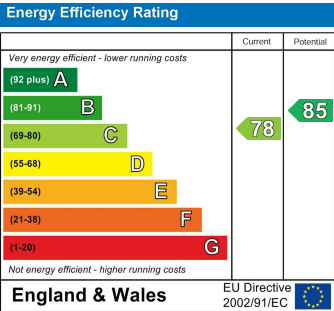
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is freehold.

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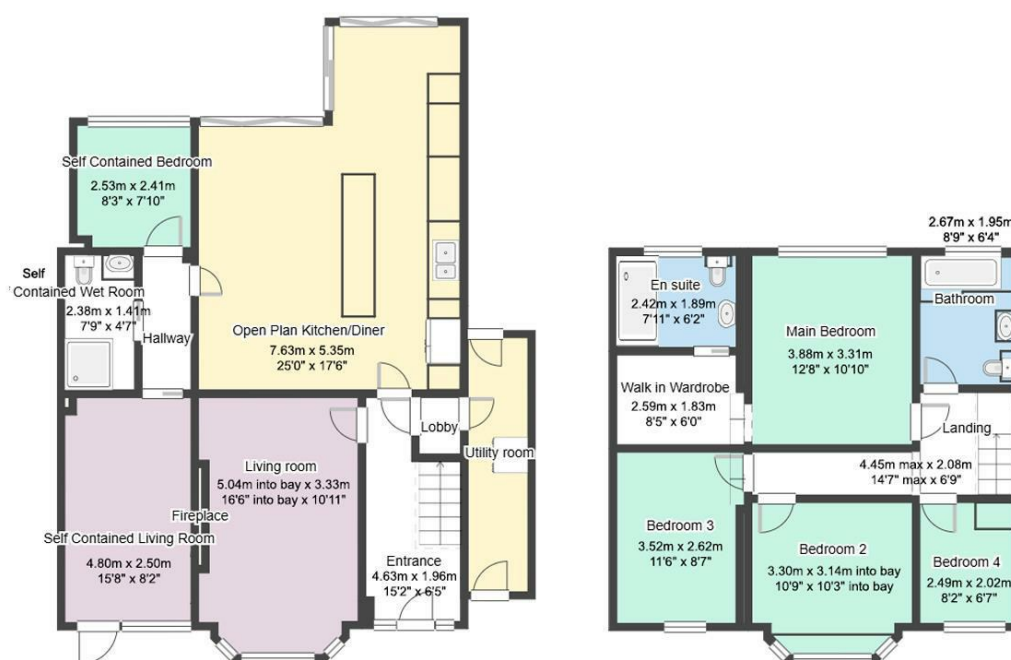
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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