

HoldenCopley

PREPARE TO BE MOVED

Main Road, Wilford Village, Nottinghamshire NG11 7AA

Guide Price £310,000 - £330,000

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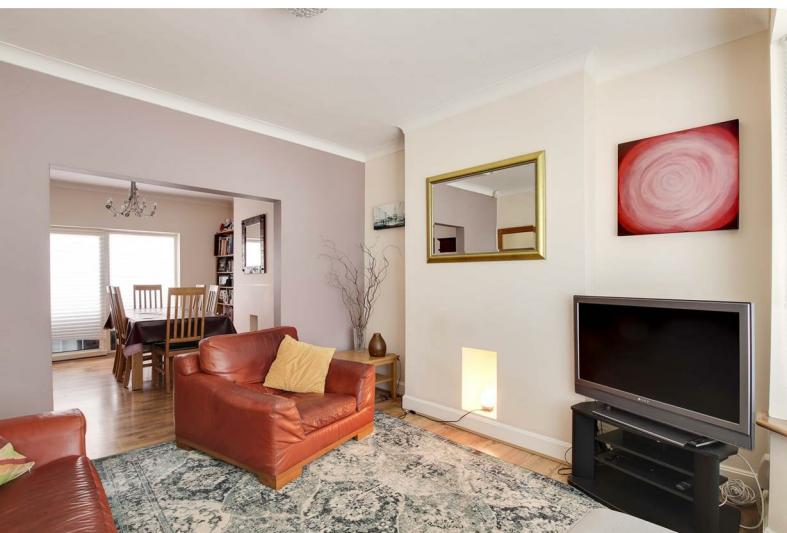


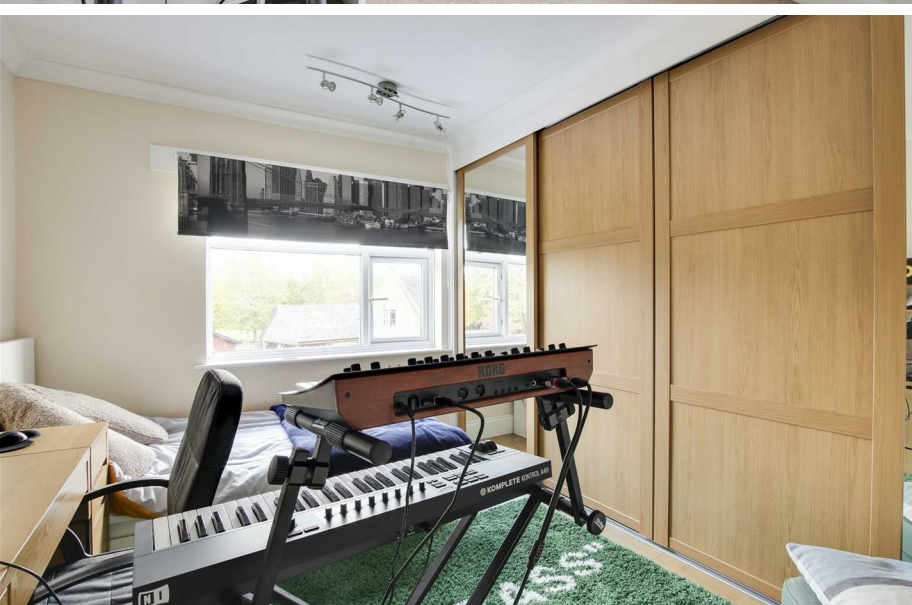
GUIDE PRICE: £310,000 - £330,000

LOCATION, LOCATION, LOCATION...

This bay fronted semi-detached house is situated in the heart of the sought after Wilford Village area and within easy reach of the centre of West Bridgford with its excellent facilities and amenities together with The River Trent, Nottingham City Centre and within catchment to excellent schools including The West Bridgford School and Greythorn Primary School. 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 along with regular bus and tram services. This property boasts spacious accommodation whilst being well presented, making it a great purchase for any family buyer. To the ground floor is a porch with an entrance hall, two reception rooms, a kitchen and a large conservatory. The first floor carries three two double bedrooms with fitted wardrobes, a single bedroom, a bathroom suite and a separate W/C along with access to a loft for additional storage. Outside to the front is a shared driveway with access to a garage providing off road parking for multiple vehicles and to the rear is a private enclosed garden.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Bathroom & Separate W/C
- Shared Driveway
- Garage
- Sought After Location
- Spacious Throughout





GROUND FLOOR

Porch

The porch has UPVC double glazed windows to the front elevation and provides access into the accommodation

Entrance Hall

9'10" x 9'10" (3.0 x 3.0)

The entrance hall has laminate flooring, carpeted stairs, an under stair cupboard, a stained glass window to the front elevation and a radiator

Living Room

12'1" x 11'5" (3.7 x 3.5)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, laminate flooring, coving to the ceiling, a recessed chimney breast alcove and open plan to the dining room

Dining Room

11'9" x 11'5" (3.6 x 3.5)

The dining room has laminate flooring, a recessed chimney breast alcove, coving to the ceiling, open plan to the living room and a sliding patio door to the conservatory

Kitchen

11'9" x 9'10" (3.6 x 3.0)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with a five ring gas hob, an integrated dishwasher, an integrated washing machine, space for an American style fridge freezer, tiled splash back, tiled flooring, a radiator, UPVC double glazed windows to the side and rear elevation and a single door to the conservatory

Conservatory

17'6" x 12'0" (5.35 x 3.68)

The conservatory has laminate flooring, wall light fixtures, a radiator, a polycarbonate roof, a range of UPVC double glazed windows to the rear elevation and double French doors to the rear garden

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, a radiator, access to the first floor accommodation and access to a loft with lighting via a drop down ladder

Master Bedroom

10'9" x 9'6" (3.3 x 2.9)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling and a fitted sliding mirrored door wardrobe

Bedroom Two

11'9" x 8'2" (3.6 x 2.5)

The second bedroom has a UPVC double glazed window to the rear elevation, wood effect flooring, a fitted sliding mirrored door wardrobe with an original fireplace and decorative surround behind, coving to the ceiling and a radiator

Bedroom Three

8'2" x 7'10" (2.5 x 2.4)

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

W/C

5'2" x 2'7" (1.6 x 0.8)

This space has a low level flush W/C, wood effect flooring and a UPVC double glazed obscure window to the rear elevation

Bathroom

9'2" x 6'6" (2.8 x 2.0)

The bathroom has a floating wash basin, a corner fitted bath, a separate shower enclosure, a radiator, fully tiled walls, wood effect flooring and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a block paved driveway providing off road parking for two vehicles and access to a single detached garage towards the rear

Garage

The single garage has lighting and power points

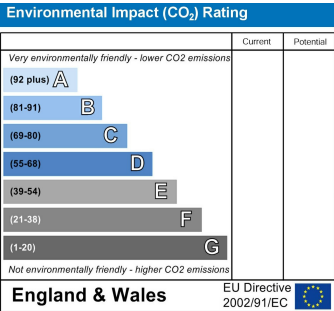
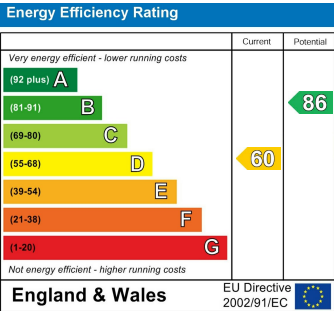
Rear

To the rear of the property has a private enclosed garden with a lawn, a decked pathway leading to an extensive gravelled area, steps up to a decked seating area and surrounded by fence panelling

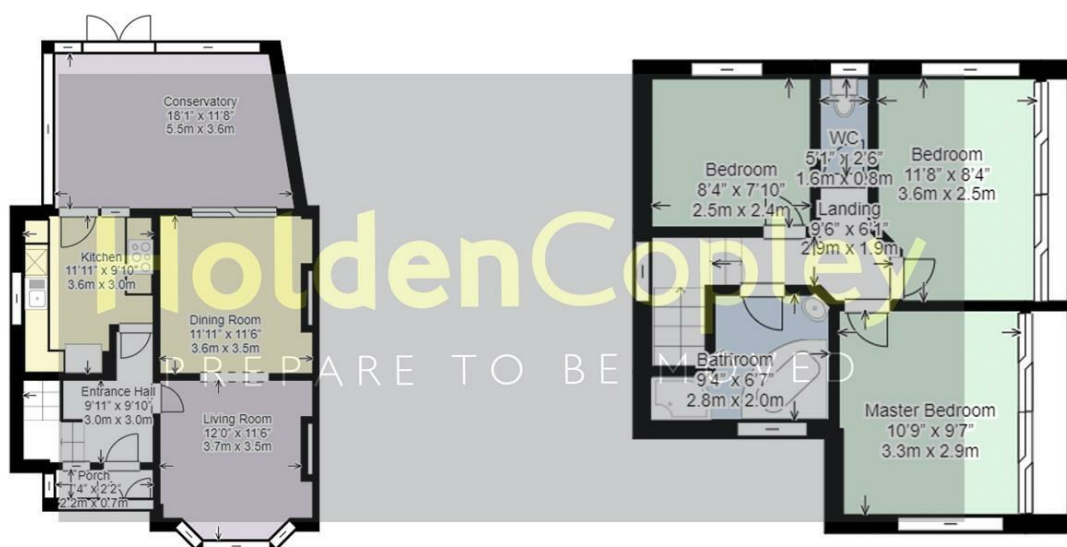
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Approx. Gross Internal Area of the Ground floor:
651.43 Sq Ft - 60.52 Sq M
Approx. Gross Internal Area of the Entire Property:
1060.46 Sq Ft - 98.52 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
409.03 Sq Ft - 38 Sq M
Approx. Gross Internal Area of the Entire Property:
1060.46 Sq Ft - 98.52 Sq M

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