

# HoldenCopley

PREPARE TO BE MOVED

Harrow Road, West Bridgford, Nottinghamshire NG2 7DX

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Guide Price £650,000

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GUIDE PRICE - £650,000 - £675,000

## EXTENDED FIVE-BEDROOM DETACHED HOME IN PRIME WEST BRIDGFORD LOCATION.

A fantastic opportunity to purchase this spacious and versatile five-bedroom detached home, offered to the market for only the second time. Situated in one of West Bridgford's most sought-after areas, the property is just a short walk from the town centre with its vibrant mix of shops, cafés, restaurants, and bars. This modern and extended family home is ideal for those seeking space, flexibility, and convenience. The area is well known for its excellent schools, strong community feel, and green open spaces, while transport links provide quick and easy access to Nottingham City Centre.

The ground floor offers a welcoming entrance hall, bay-fronted living room, dining room, and a bright, open-plan reception space. A well-equipped kitchen is complemented by a utility room and downstairs WC. There's also a dedicated study and a double bedroom on this level, perfect for home working or guest accommodation. Upstairs, the first floor features two generous double bedrooms, a single bedroom, and a modern four-piece family bathroom. The top floor adds a further spacious double bedroom. Outside, the property benefits from off-street parking to the front, and a private, well-maintained rear garden with a patio area, lawn, and mature borders, ideal for relaxing or entertaining.

A rare chance to secure a substantial family home in a premium location.

Viewing is highly recommended.







- Extended Detached House
- Five Bedrooms
- Three Reception Rooms & Study
- Fitted Kitchen
- Utility Room & Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway
- Well-Maintained Gardens
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Porch

7'6" max x 6'6" (2.30m max x 1.99m)  
The porch has tiled flooring, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Entrance Hall

12'11" min x 7'3" (3.95m min x 2.22m)  
The entrance hall has carpeted flooring and carpeted stairs, a radiator, an under stairs cupboard, a UPVC double-glazed obscure window to the side elevation and a single UPVC door provides access from the porch.

Living Room

18'4" into bay x 11'6" (5.61m into bay x 3.51m)  
The living room has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a decorative surround and a UPVC double-glazed bay window to the front elevation.

Dining Room

11'5" x 8'4" (3.49m x 2.56m)  
The dining room has laminate flooring, a radiator, ceiling coving and an open-plan access to the reception room.

Reception Room

18'1" x 11'6" (5.52m x 3.53m)  
The reception room has carpeted flooring, two radiators, ceiling coving, a skylight window and two UPVC double-glazed windows to the rear elevation.

Kitchen

14'9" max x 8'7" (4.51m max x 2.64m)  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, a hob and extractor fan, tiled walls, wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Utility Room

7'3" x 6'6" (2.21m x 1.99m)  
The utility room has wood-effect flooring, tiled walls, space and plumbing for a washing machine & tumble dryer and a single UPVC door providing access to the rear garden.

W/C

3'9" x 2'3" (1.16m x 0.71m)  
This space has a low level flush W/C, a radiator, tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

Study

7'4" x 4'8" (2.25m x 1.44m)  
The study has wood-effect flooring, a radiator, ceiling coving and a skylight window.

Bedroom Five

15'3" x 7'3" (4.67m x 2.23m)  
The fifth bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

7'6" x 3'10" (2.30m x 1.17m)  
The landing has carpeted flooring, a picture rail, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

Master Bedroom

13'9" into bay x 11'6" (4.21m into bay x 3.52m)  
The main bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

13'9" x 11'6" (4.19m x 3.51m)  
The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bedroom Four

7'3" x 7'3" (2.22m x 2.21m)  
The fourth bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bow window to the front elevation.

Bathroom

9'4" x 7'4" (2.86m x 2.26m)  
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with an electric shower fixture, a column radiator, partially tiled walls, ceiling coving, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

6'10" x 2'3" (2.09m x 0.69m)  
The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation and access to the second floor accommodation.

Bedroom Three

20'6" x 10'6" (6.27m x 3.21m)  
The third bedroom has carpeted flooring, two radiators, two skylight windows and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, a small lawn area, courtesy lighting, gated access to the rear garden, and brick wall boundaries.

Rear

To the rear is an enclosed private garden, complete with a paved patio area, a neatly kept lawn bordered by mature plants, shrubs, and trees, two wooden sheds, and fence panel boundaries

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

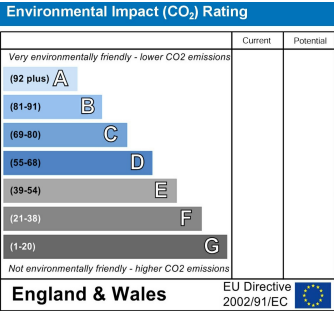
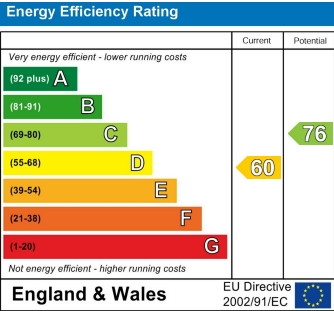
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

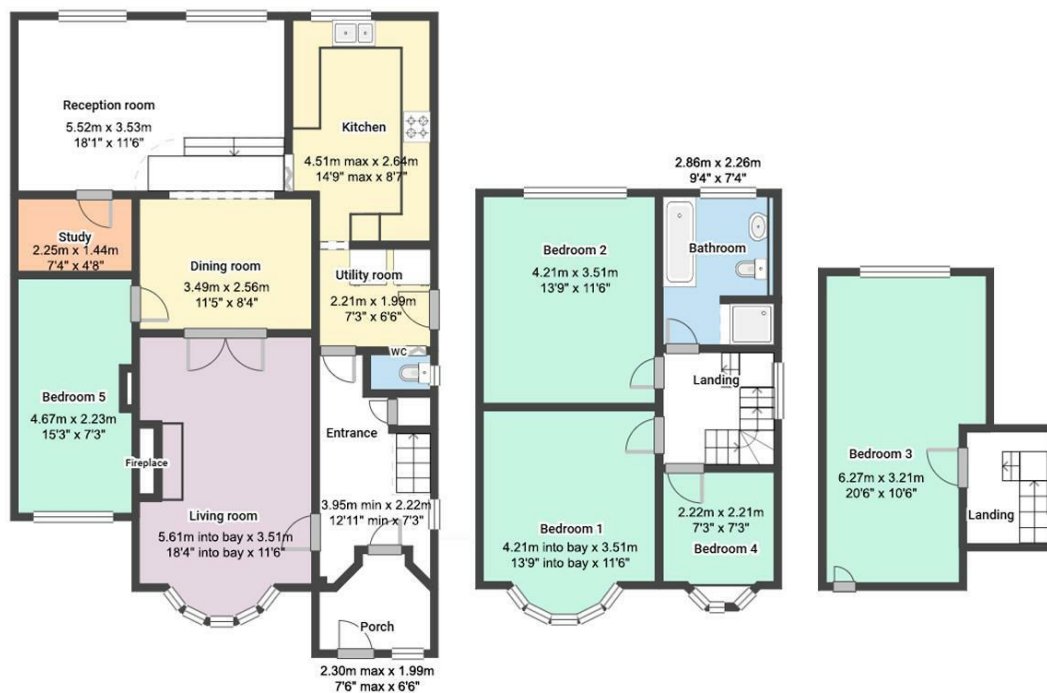
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Openreach, Virgin Media  
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps  
Phone Signal – Good coverage of Voice, 4G & 5G  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.  
Other Material Issues – No



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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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**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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