

# HoldenCopley

PREPARE TO BE MOVED

Loughborough Road, West Bridgford, Nottinghamshire NG2 7JH

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Guide Price £600,000



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GUIDE PRICE £600,000 TO £650,000

PREPARE TO BE IMPRESSED...

This exceptional five-bedroom semi-detached Victorian house offers an impressive blend of timeless elegance and modern convenience, providing spacious accommodation across three beautifully presented floors. Thoughtfully improved over the years, the property boasts a stylish kitchen extension, a newly fitted bathroom suite, and tasteful re-decoration throughout. Contemporary features such as underfloor heating, owned solar panels, and high-end fixtures seamlessly complement the original charm of the property, including bay windows, ceiling roses, coving, and soaring high ceilings, creating a home bursting with character. Perfectly suited for a growing family, it is move-in ready. Nestled in the heart of highly sought-after West Bridgford, the home is within walking distance of vibrant shops, cafes, and restaurants, with picturesque River Trent footpaths and cycleways nearby. It also falls within the catchment for Ofsted-rated "outstanding" schools and enjoys excellent transport links to Nottingham City Centre. The ground floor comprises a porch and entrance hall, two reception rooms, a utility room, a W/C, and an open-plan breakfast kitchen and dining area. This space features a high vaulted ceiling, integrated appliances, and bi-folding doors that lead to the landscaped rear garden. The first floor hosts two spacious double bedrooms, including a master with a walk-in closet, served by a luxurious four-piece bathroom suite. The second floor provides three additional double bedrooms. Outside, the property benefits from a driveway at the front for off-road parking, while the private rear garden features a generous patio, a lush lawn, and a versatile garden room/log cabin, currently utilised as a home office.

MUST BE VIEWED







- Semi-Detached Victorian House
- Five Double Bedrooms
- Two Reception Rooms
- Stylish Fitted Breakfast Kitchen & Dining Area With Bi-Folding Doors
- Utility & W/C
- Underfloor Heating
- Newly Fitted Four-Piece Bathroom Suite
- Driveway
- Well-Maintained Garden With Versatile Garden Room / Log Cabin
- Sought-After Location











GROUND FLOOR

Porch

4'10" × 2'9" (1.49 × 0.85)

The porch has tiled flooring, partially tiled walls, and double doors providing access into the accommodation.

Hallway

22'2" × 5'11" (6.78 × 1.81)

The hallway features a dado rail, carpeted stairs with decorative wooden spindles, a column radiator, coving, a ceiling rose, and a decorative ceiling arch. It also includes a wall-mounted security alarm panel, an in-built under-stair cupboard, single-glazed front-facing windows, and a single wooden door with stained-glass inserts leading from the porch.

W/C

7'3" × 2'9" (2.22 × 0.84)

This space has a low level dual flush W/C, a wash basin with fitted storage, an extractor fan, and a sliding door.

Living Room

15'8" × 12'10" (4.78 × 3.92)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, coving, a ceiling rose, a picture rail, carpeted flooring, a TV point, a radiator, and a recessed chimney breast alcove with hearth.

Family Room

11'10" × 11'9" (3.63 × 3.60)

The family room has tiled flooring with underfloor heating, two UPVC double-glazed windows to the side elevation, a recessed chimney breast alcove with a wooden beam, a TV point, coving to the ceiling, and open access into the kitchen diner.

Kitchen & Dining Area

24'11" × 17'7" (7.61 × 5.36)

The kitchen has a range of shaker-style base and wall units, a central breakfast bar island with a polished Quartz worktop, an induction hob with a downward draft extractor fan, a Belfast style sink with a swan neck mixer tap, a Quooker tap and draining grooves, an integrated dishwasher, an integrated wine fridge, an integrated Bosch oven with a warming drawer and an integrated combi-oven, space for an American-style fridge freezer, space for a dining table, a TV point, tiled flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights and pendant light fixtures, a vaulted ceiling with two skylight windows, a UPVC double-glazed window to the side elevation, and aluminium bi-folding doors opening out to the rear garden.

Utility Room

7'8" × 7'0" (2.36 × 2.14)

The utility room has fitted shaker-style base and wall units with a worktop, an undermount sink with a swan neck mixer tap and draining grooves, space and plumbing for a washing machine, space for a tumble-dryer, tiled splashback, tiled flooring with underfloor heating, a wall-mounted boiler, recessed spotlights, and a stable-style door with glass insert providing side access.

FIRST FLOOR

Landing

20'3" × 5'9" (6.18 × 1.77)

The landing has carpeted flooring, a dado rail, a column radiator, a wall-mounted digital thermostat, and provides access to the first floor accommodation.

Master Bedroom

15'7" × 12'10" (4.76 × 3.93)

The main bedroom has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, carpeted flooring, coving, a column radiator, and access into the walk-in-closet.

Walk-in-Closet

7'8" × 4'9" (2.34 × 1.46)

This space has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

11'10" × 11'9" (3.63 × 3.59)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving, and a column radiator.

Bathroom

9'8" × 7'10" (2.96 × 2.41)

The bathroom has a low level dual flush W/C, a his & hers sunken wash basin with fitted storage underneath, a double walk-in shower enclosure with a twin-rainfall shower, a double-ended bath with central taps and a handheld shower head, tiled flooring with underfloor heating, partially tiled walls, a heated towel rail, recessed spotlights, a loft hatch, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

11'11" × 5'10" (3.64 × 1.80)

The upper landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a dado rail, and provides access to the second floor accommodation.

Bedroom Three

11'11" × 11'10" (3.65 × 3.62)

The third bedroom has a skylight window with a fitted blind, carpeted flooring, a column radiator, and access to the loft.

Bedroom Four

15'0" × 12'9" (4.58 × 3.91)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Five

12'9" × 8'9" (3.91 × 2.68)

The fifth bedroom has a skylight window with a fitted blind, carpeted flooring, and a radiator.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, external lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a sandstone patio area, a lawn, various plants, external lighting, and a bespoke-built garden room.

Garden Room

This versatile space has multiple power sockets, Herringbone-style flooring, a wall-mounted electric heater, recessed spotlights, a range of aluminium framed double-glazed windows, and double aluminium doors opening out to the rear garden,

ADDITIONAL INFORMATION

Broadband – Openreach  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)  
Phone Signal – Mostly 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Area - Low risk for rivers & sea / very low for surface water  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

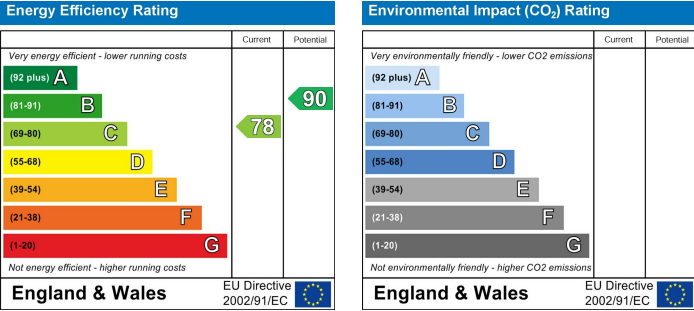
Council Tax Band Rating - Rushcliffe Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

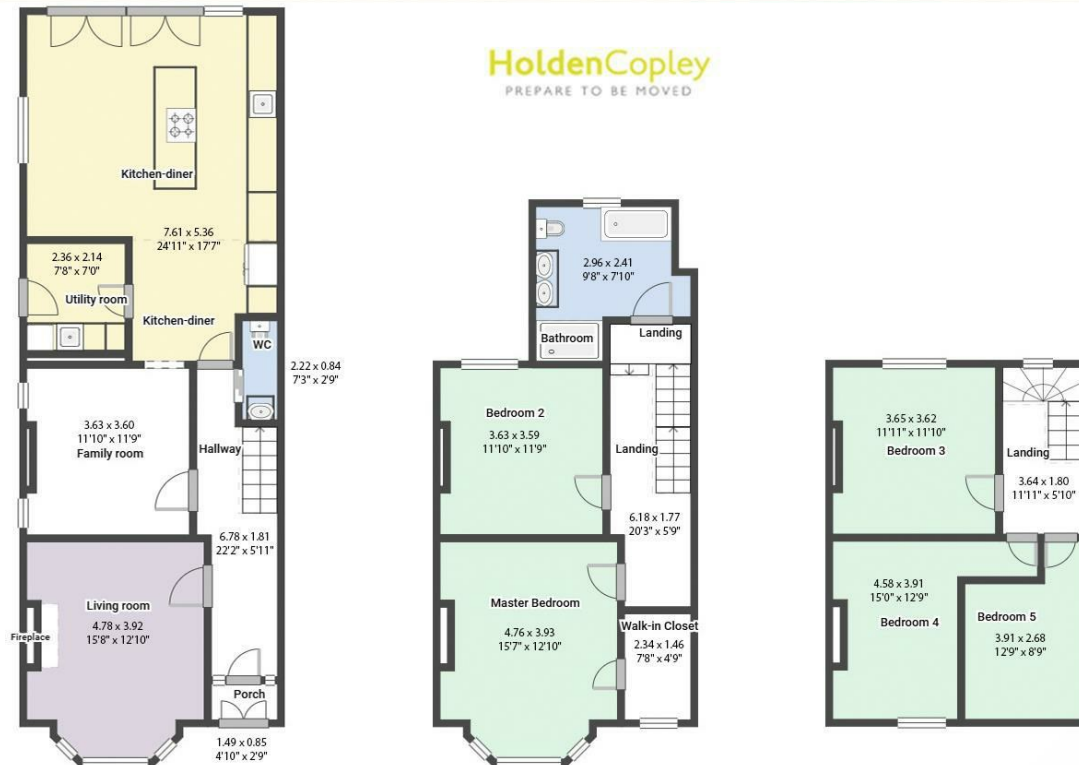
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property 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.

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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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