

HoldenCopley

PREPARE TO BE MOVED

Exchange Road, West Bridgford, Nottinghamshire NG2 6BX

Guide Price £375,000 - £395,000

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SPACIOUS FAMILY HOME...

This mid townhouse set over three storeys boasts ample accommodation throughout benefitting from a kitchen with a separate utility/play room and a home office - ideal for the modern family! Internally, the property is beautifully presented with modern kitchen and bathroom suites along with bi-folding patio doors leading out to the rear patio area. Situated in one of Nottingham's most sought-after residential locations, it's just a short walk to the centre of West Bridgford, which hosts a range of excellent facilities and amenities as well as being within close proximity to 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. To the ground floor of the property is an entrance hall, a home office, a WC and a family room/ playroom with bi-folding doors out to the rear garden. To the first floor is the spacious lounge and a modern kitchen with the second floor being host to three bedrooms serviced by a three piece family bathroom suite. Outside to the front of the property is the availability for off street parking, to the rear is a well maintained garden with a lawn and a composite decked patio area - ideal for the warmer months!

MUST BE VIEWED





- Mid Townhouse
- Three Bedrooms
- Home Office
- Modern Kitchen
- Bathroom & Ground Floor WC
- Two Spacious Reception Rooms
- Off Road Parking
- Well Presented Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance

20'11" x 5'8" (6.40 x 1.75)

The entrance hall has wood effect flooring, a radiator, carpeted stairs and a UPVC door to provide access into the property

Home Office

11'8" x 8'3" (3.57 x 2.52)

The home office has wood effect flooring, recessed spotlights, a radiator and a UPVC double glazed window to the front elevation

Family Room

14'6" x 15'1" max (4.44 x 4.60 max)

This space has wood effect flooring, a range of fitted base and wall units with fitted countertops, a ceramic sink with a drainer and stainless steel mixer taps, an integrated washing machine, an integrated fridge, a radiator, recessed spotlights, a TV point and aluminium double glazed bi-folding doors out to the rear patio area

WC

This space has wood effect flooring, a low level flush WC, a vanity wash basin with stainless steel mixer taps and an extractor fan

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a UPVC double glazed window to the front elevation and provides access to the first floor accommodation

Living Room

14'8" x 10'9" (4.49 x 3.29)

The living room has wooden flooring, a TV point, a radiator and two UPVC double glazed windows to the rear elevation

Kitchen

18'8" x 8'4" (5.71 x 2.56)

The kitchen has tiled effect flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with a gas hob and extractor hood, an integrated dishwasher, space for a dining table, a radiator and a UPVC double glazed window to the front elevation

SECOND FLOOR

Landing

The landing has carpeted flooring and provides access to the second floor accommodation

Bedroom One

14'0" x 8'7" (4.28 x 2.62)

The main bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear of the property

Bedroom Two

13'2" x 7'11" (4.03 x 2.42)

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

Bedroom Three

8'10" x 6'5" (2.71 x 1.97)

The third bedroom has carpeted flooring, a radiator, an in-built

cupboard, loft access and a UPVC double glazed window to the front elevation

Bathroom

10'10" x 5'8" (3.32 x 1.75)

The bathroom has tiled flooring, a low level flush WC, a vanity wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and glass shower screen, partially tiled walls, recessed spotlights, a chrome heated towel rail and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is the availability for off road parking for two vehicles, an electric car charging point and courtesy lighting

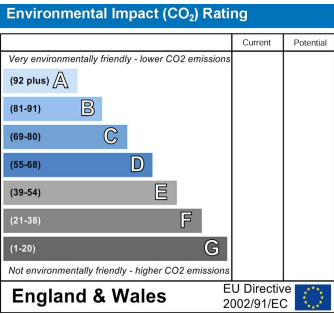
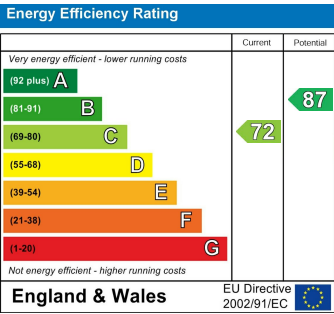
Rear

To the rear of the property is an enclosed garden with a lawn, an elevated patio area, mature plants and shrubs, a garden shed, panelled fencing and courtesy lighting

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.
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