

# HoldenCopley

PREPARE TO BE MOVED

South Road, West Bridgford, Nottinghamshire NG2 7AG

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£650,000



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### THREE-STOREY FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION...

This five-bedroom, three-storey family home offers an abundance of space, making it an ideal purchase for a family buyer seeking a property they can move straight into. Situated in West Bridgford, the home enjoys an enviable position—just a short distance from top-rated schools, a fantastic range of local shops, cafés, bars, and restaurants, as well as excellent transport links providing quick and convenient access into Nottingham City Centre. The area is also celebrated for its attractive green spaces, including The Embankment and Bridgford Park, adding to its appeal for families and professionals alike. To the ground floor, the property boasts a bay-fronted living room featuring a traditional fireplace, a separate dining room, and a fitted kitchen which benefits from a central island and bi-folding doors that open directly onto the garden—creating a perfect indoor-outdoor entertaining space. Completing the ground floor is a useful utility room and a W/C. The first floor offers three well-proportioned bedrooms serviced by a three-piece bathroom suite, while the second floor hosts a further two bedrooms and an additional shower room, ideal for guests or growing families. Outside, the property offers a block-paved shared driveway to the side providing off-road parking, along with a private rear garden featuring a wooden decked seating area with a pergola, a lawned area, a pond, and a versatile garden room with electricity—perfect for a home office, studio, or relaxation space.

MUST BE VIEWED







- Semi-Detached House
- Five Bedrooms
- Well Appointed Fitted Kitchen-Diner
- Two Reception Rooms
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & Shower Room
- Off-Road Parking
- Private Enclosed Rear Garden
- Highly Sought After Location
- Must Be Viewed











GROUND FLOOR

Porch

4'4" x 2'6" (1.33m x 0.78m)  
The porch has tiled flooring and a single composite door providing access into the accommodation.

Hallway

20'8" max x 5'4" (6.31m max x 1.65m)  
The hallway has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and coving.

W/C

4'4" x 2'1" (1.33m x 0.66m)  
This space has a low level flush W/C, a vanity style wash basin with a tiled splashback, tiled flooring, a chrome heated towel rail and an extractor fan.

Living Room

12'10" x 12'9" (3.93m x 3.90m)  
The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a traditional gas fireplace with a decorative surround, a radiator and coving.

Dining Room

12'0" x 10'11" (3.66m x 3.35m)  
The dining room has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a recessed chimney breast alcove and coving.

Kitchen

25'3" x 17'0" (7.72m x 5.20m)  
The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, a matching kitchen island breakfast bar, an integrated double oven, a gas hob with an extractor hood, space for an American style fridge-freezer, a sink and a half with a moveable swan neck mixer tap, tiled flooring, space for a dining table, recessed spotlights, three skylights and Aluminium bi-folding doors.

Utility Room

12'1" x 5'10" (3.69m x 1.78m)  
The utility room has fitted base and wall units with a worktop and a tiled splashback, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

16'6" x 5'6" (5.03m x 1.68m)  
The landing has carpeted flooring, a skylight and provides access to the first floor accommodation.

Master Bedroom

16'5" x 12'3" (5.02m x 3.74m)  
The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and coving.

Bedroom Three

12'9" x 10'11" (3.89m x 3.35m)  
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four

14'0" x 10'8" (4.28m x 3.27m)  
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

9'1" x 6'2" (2.78m x 1.89m)  
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, tiled flooring, partially tiled walls, a radiator, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

10'2" x 5'5" (3.11m x 1.66m)  
The landing has carpeted flooring, built-in cupboards with over the head cupboards, a sun tunnel, access into the loft and provides access to the second floor accommodation.

Bedroom Two

16'5" x 9'0" (5.02m x 2.75m)  
The second bedroom has a UPVC double-glazed window to the side elevation, two skylights, carpeted flooring, eaves storage and built-in wardrobes with over the head cupboards.

Bedroom Five

10'5" x 8'7" (3.18m x 2.62m)  
The fifth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Shower Room

10'5" x 3'3" (3.18m x 1.00m)  
The shower room has a low level flush W/C, a vanity style wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed over the head rainfall shower, a hand-held shower and tiled walls, tiled flooring, a chrome heated towel rail, an electric shaving point, a sun tunnel and an extractor fan.

OUTSIDE

Outside there is a block paved shared driveway to the side, a single wooden gate providing rear access and a private garden with wooden decking, a pergola, a lawn, mature shrubs and trees, a pond, a garden room, courtesy lighting and fence-panelled boundaries.

Garden Room

The garden room has UPVC double-glazed windows, wood-effect flooring, power points and sliding patio doors.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800 Mbps & Highest upload speed at 220 Mbps
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No
- Non-Standard Construction – No
- Any Legal Restrictions –
- Other Material Issues –

DISCLAIMER

The vendor has informed us that the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

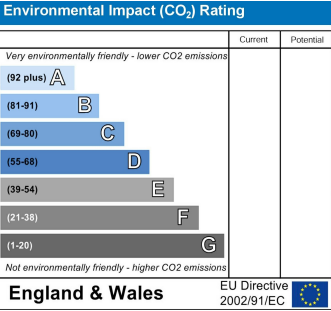
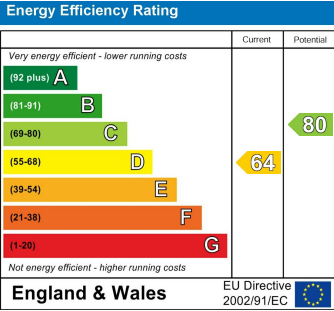
Council Tax Band Rating - Rushcliffe Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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