

# HoldenCopley

PREPARE TO BE MOVED

Ella Road, West Bridgford, Nottinghamshire NG2 5GW

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Guide Price £450,000 - £500,000

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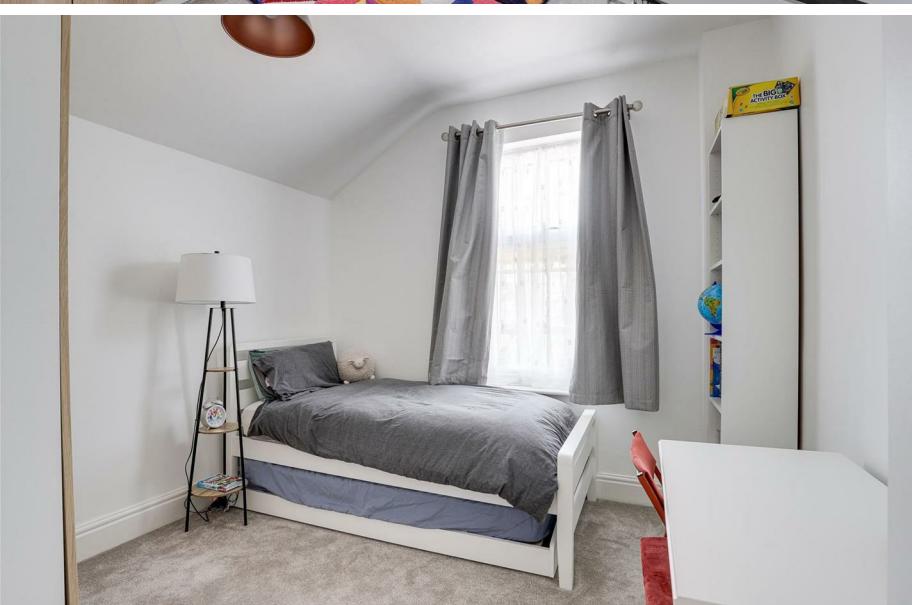
GUIDE PRICE £450,000 - £475,000

## LOCATION LOCATION LOCATION...

This beautifully presented three-bedroom semi-detached home offers deceptively spacious accommodation, making it perfect for buyers looking to move straight in. Situated in the highly sought-after area of West Bridgford, this property benefits from a vibrant selection of independent shops, cafés, and restaurants, as well as excellent transport links into Nottingham city centre. The area is also renowned for its outstanding school catchments, making it a popular choice for families. The ground floor features an entrance hall, a square bay-fronted living room with a feature fireplace, open-plan access to the dining room, and a modern fitted kitchen diner with double French doors leading out to the rear garden—ideal for indoor-outdoor living. Upstairs, there are three well-proportioned bedrooms, a three-piece bathroom suite, and access to the loft offering additional storage potential. Outside, the property offers a driveway to the front providing off-street parking, while the private rear garden features a patio area, a well-kept lawn, a decorative stone section, and a useful shed—creating a great space for relaxing, entertaining, or enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Off-Road Parking
- Enclosed Rear Garden
- Beautifully Presented Throughout
- Highly Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, two radiators, a decorative ceiling arch, coving and a single door providing access into the accommodation.

### Living Room

14'5" x 12'5" (4.41m x 3.80m)

The living room has a square bay window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, wall-mounted light fixtures, a dado rail, a picture rail, coving and open access into the dining room.

### Dining Room

9'9" x 12'3" (2.99m x 3.75m)

The dining room has windows to the side and rear elevation, wood-effect flooring, a radiator and space for a dining table.

### Kitchen-Diner

10'5" x 20'7" (3.19m x 6.28m)

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a tumble dryer and fridge-freezer, wood-effect flooring, a radiator and double UPVC French doors providing access out to the garden.

## FIRST FLOOR

### Landing

18'4" x 5'8" (5.59m x 1.73m)

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

### Master Bedroom

11'7" x 16'1" (3.55m x 4.92m)

The main bedroom has windows to the front elevation, carpeted flooring, a radiator and coving.

### Bedroom Two

9'11" x 12'10" (3.04m x 3.92m)

The second bedroom has a window to the rear elevation, carpeted flooring and a radiator.

### Bedroom Three

14'7" x 10'0" (4.47m x 3.05m)

The third bedroom has a window to the rear elevation, carpeted flooring and a radiator.

### Bathroom

6'0" x 10'7" (1.85m x 3.24m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a fitted handless base unit, wood-effect flooring, a chrome heated towel rail, tiled walls, recessed spotlights, an extractor fan and an obscure window to the side elevation.

## OUTSIDE

### Front

To the front is a driveway.

### Rear

To the rear is a garden with a patio, a lawn, a decorative stone area and a shed.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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.

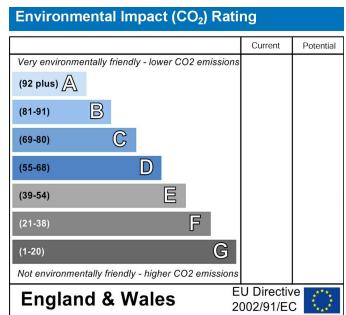
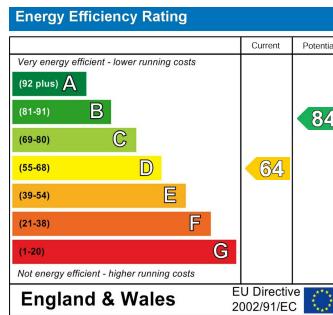
The vendor has advised the following:

Property Tenure is Freehold

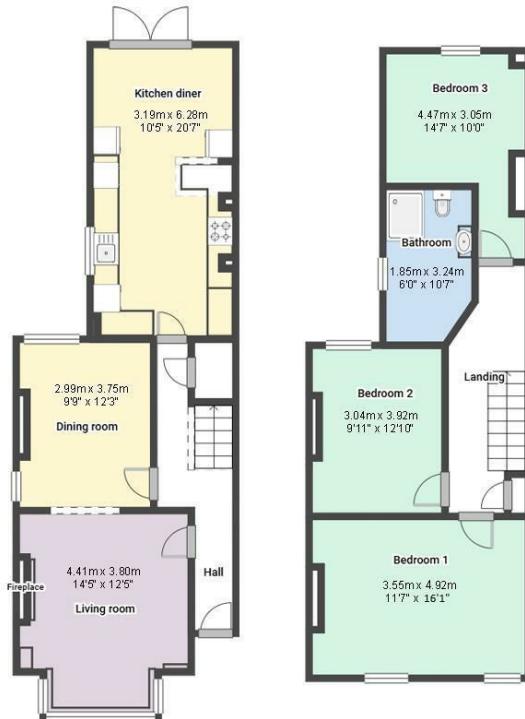
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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