

# HoldenCopley

PREPARE TO BE MOVED

Linksfield Court, West Bridgford, Nottinghamshire NG2 7TW

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£475,000

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## DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION...

This detached home offers spacious accommodation throughout, is well presented and would be an ideal purchase for a family buyer. Situated in the highly sought-after area of West Bridgford, the property enjoys a prime position within easy reach of top-rated schools, a wide range of shops, cafés, bars and restaurants, as well as excellent transport links providing quick and convenient access into Nottingham City Centre and beyond. West Bridgford is also well known for its abundance of green open spaces, including The Embankment and Bridgford Park, making it a popular choice for both families and professionals alike. To the ground floor, the accommodation comprises a spacious living room featuring a fireplace, a bright conservatory with double French doors opening out to the rear garden, a fitted kitchen-diner offering ample space for family living, a separate dining room ideal for entertaining and a convenient W/C. The first floor hosts four well-proportioned bedrooms, with the master benefitting from an en-suite, two bedrooms featuring fitted wardrobes, and a three-piece family bathroom suite. Outside, there is a block paved driveway providing off-street parking and leading to a detached garage. The private and well-maintained garden features a paved patio seating area, a lawn and a variety of mature shrubs and trees.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Well Appointed Fitted Kitchen-Diner
- Two Spacious Reception Rooms
- Conservatory
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Detached Garage
- Private Enclosed Rear Garden
- Highly Sought After Location





## GROUND FLOOR

### Porch

4'10" x 3'7" (1.48m x 1.10m)

The porch has a double-glazed window to the side elevation, tiled flooring and a single door providing access into the accommodation.

### Hallway

11'3" x 6'11" (3.43m x 2.13m)

The hallway has a wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and coving.

### W/C

4'5" x 4'2" (1.37m x 1.28m)

This space has a low level flush W/C, a vanity style wash basin, wood-effect flooring, a heated towel rail, partially tiled walls and a UPVC double-glazed obscure window to the front elevation.

### Kitchen

10'4" x 9'4" (3.17m x 2.85m)

The kitchen has a range of fitted gloss base and wall units with worktops, an integrated double oven, a stainless steel sink and a half with a drainer, a gas hob with an extractor hood, space and plumbing for a dishwasher, tiled flooring, a UPVC double-glazed window to the rear elevation and open access into the breakfast room.

### Breakfast Room

9'4" x 6'10" (2.86m x 2.10m)

The breakfast room has fitted gloss wall units, a fitted worktop, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, space for a dining table, tiled flooring, a vertical radiator and a single UPVC door providing access out to the garden.

### Dining Room

11'2" x 10'5" (3.41m x 3.19m)

The dining room has UPVC double-glazed windows to the front and a side elevation, carpeted flooring, a radiator and coving.

### Living Room

20'11" x 10'9" (6.38m x 3.30m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a feature fireplace with a decorative surround, coving and UPVC sliding patio doors providing access into the conservatory.

### Conservatory

9'10" x 8'8" (3.02m x 2.65m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tile-effect flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

10'2" max x 6'0" (3.11m max x 1.85m)

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

### Master Bedroom

12'2" x 9'1" (3.72m x 2.79m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted floor to ceiling mirrored wardrobes and access into the en-suite.

### En-Suite

6'7" x 6'5" into shower (2.03m x 1.97m into shower)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, carpeted flooring, tiled walls, a heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

12'1" max x 10'4" (3.69m max x 3.15m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in floor to ceiling wardrobe.

### Bedroom Three

11'2" max x 8'4" (3.42m max x 2.56m)

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

### Bedroom Four

10'4" max x 8'7" (3.16m max x 2.62m)

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

### Bathroom

7'7" x 5'4" (2.33m x 1.64m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower, hand-held shower and a glass shower screen, wood-effect flooring, tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

### OUTSIDE

Outside to the rear is a block paved driveway leading to a detached garage and a private garden with a paved patio seating area, a lawn, mature shrubs and trees, an outdoor tap, courtesy lighting, a single wooden gate and fence-panelled boundaries.

### Garage

15'10" x 15'10" (4.85m x 4.83m)

### ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 1000 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

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:

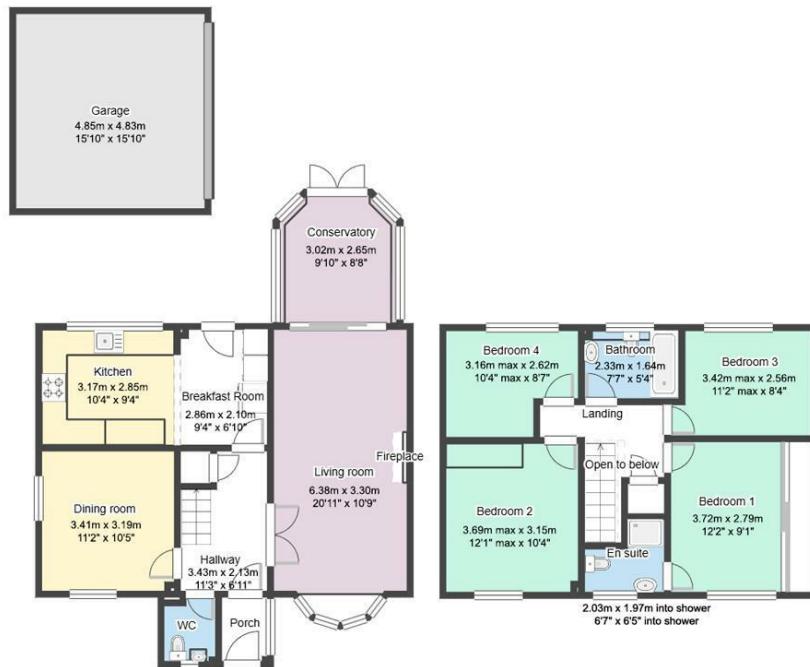
Property Tenure is Freehold

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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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential		
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
Very environmentally friendly - lower CO <sub>2</sub> emissions					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



**This floorplan is for illustrative purposes only.**

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