

# HoldenCopley

PREPARE TO BE MOVED

Harrow Road, West Bridgford, Nottinghamshire NG2 7DY

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£450,000

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## NO UPWARD CHAIN...

This well-presented detached bungalow is being offered for sale with no upward chain, making it an ideal move-in opportunity. Situated in the highly sought-after area of West Bridgford, the property occupies a prime location within easy reach of excellent schools, a wide variety of shops, cafés, bars, and restaurants, as well as superb transport links providing swift access to Nottingham City Centre and surrounding areas. West Bridgford is also known for its abundance of green spaces, including The Embankment and Bridgford Park, offering a pleasant environment for outdoor leisure. The bungalow offers practical single-storey living, beginning with an entrance hall that leads into a comfortable living room. From here, there is internal access to the garage and entry into the fitted kitchen, which in turn opens via French doors into the conservatory. The conservatory enjoys views of and access to the rear garden, creating a light and airy space perfect for relaxation or dining. There are two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom. A three-piece shower room completes the accommodation. Externally, the property is equally appealing. To the front, a neatly maintained lawn is bordered with gravel and planting, providing a touch of greenery and texture. Steps lead up to a sheltered storm porch, offering a welcoming entrance. A driveway to the side provides convenient access to the garage, and a gated side pathway ensures secure access to the rear garden. The rear garden has been designed for low-maintenance living and features a paved patio area ideal for outdoor seating. Steps lead to an additional space that could be developed into a further patio or seating area. The garden also includes a shed and a charming summer house, all enclosed within a fence-panelled boundary that offers privacy and defines the space.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite

#### • En-Suite To The Master Bedroom

- Garage & Driveway
- Enclosed Rear Garden
- South Facing Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

18'8" x 16'9" (5.71m x 5.11m)

The entrance hall has carpeted flooring, a vertical radiator, access into the garage, and a composite door providing access into the accommodation.

### Garage

7'8" x 9'8" (2.35m x 2.96m)

The garage has ample storage, lighting, electrics, and an electric roller door opening to the driveway.

### Living Room

12'4" x 15'4" (3.77m x 4.68m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace, a radiator, coving to the ceiling, and carpeted flooring.

### Kitchen

14'0" x 9'1" (4.29m x 2.79m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated double oven, gas ring hob and extractor hood, a radiator, tiled flooring, a UPVC double glazed window to the rear elevation, and French doors opening to the conservatory.

### Conservatory

10'7" x 11'10" (3.23m x 3.62m)

The conservatory has tiled flooring, a radiator, UPVC double glazed windows, and French doors opening to the rear garden.

### Bedroom One

11'10" x 14'0" (3.61m x 4.29m)

The first bedroom has a UPVC double glazed window to the rear elevation, fitted wardrobes with sliding doors, a radiator, carpeted flooring, and access into the en-suite.

### En-Suite

4'9" x 7'2" (1.47m x 2.20m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a counter-top wash basin, a walk-in shower with a wall-mounted shower fixture, shaver socket, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Two

10'11" x 8'2" (3.33m x 2.50m)

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

### Bathroom

10'11" x 6'2" (3.35m x 1.90m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a ceiling mounted rainfall shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls and vinyl flooring.

## OUTSIDE

### Front

To the front of the property, there is a neatly maintained lawn, edged with a gravelled and planted border that adds a touch of greenery and texture. Steps lead up to a sheltered storm porch, providing a welcoming entrance. To one side, a driveway offers convenient access to the garage, while a gated pathway along the side of the property provides secure access through to the rear garden.

### Rear

To the rear of the property, there is an enclosed garden designed for low maintenance, featuring a paved patio area that provides a practical space for outdoor seating. Steps lead up to an additional area that could be developed into a further patio or seating space. The garden also includes a shed and a charming summer house, all set within a fence-panelled boundary that ensures privacy and defines the space.

## 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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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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| Energy Efficiency 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 |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| 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 |         |           |

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

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