

HoldenCopley

PREPARE TO BE MOVED

Leahurst Road, West Bridgford, Nottinghamshire NG2 6JG

Guide Price £850,000

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GUIDE PRICE - £850,000 - £900,000

FULLY RENOVATED THROUGHOUT...

Welcome to this impressive four-bedroom detached house, meticulously renovated and extended to create a stunning home that's move-in ready. Situated on a corner plot in a highly desirable location, it offers convenience with nearby amenities, excellent commuting links, and renowned schools like Edwalton Primary School and Rushcliffe Spencer Academy. Internally, the ground floor features an entrance hall leading to an inner hall, a cosy sitting room, and a dining room seamlessly open to the contemporary fitted kitchen. A spacious living room provides ample space for relaxation, complemented by a stylish bathroom and a double bedroom, offering flexible living options. Two separate accesses lead to the first floor accommodation. Upstairs, a generously sized master bedroom enjoys the luxury of a four-piece en-suite bathroom. Completing the first floor are two additional double bedrooms and a shower suite, ensuring comfort and convenience for all residents. Outside, the property boasts a driveway with access to an integral garage, providing ample off-road parking. The wrap-around garden is a highlight, beautifully landscaped with expansive lawn areas, well-maintained plantings, and multiple patio spaces ideal for outdoor gatherings and relaxation. This beautifully renovated home offers a blend of modern comforts and traditional charm, making it an ideal choice for those seeking a ready-to-move-in property in a sought-after location.

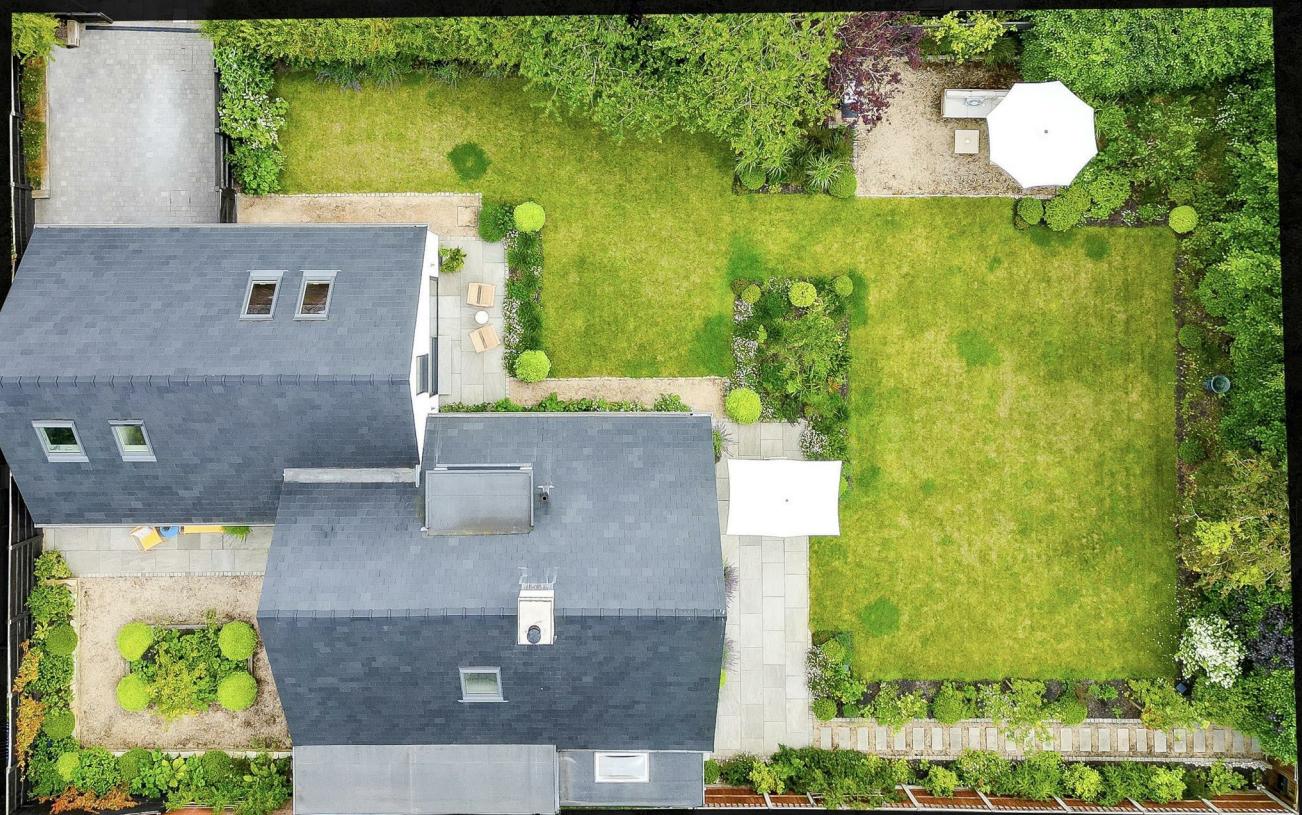
MUST BE VIEWED





- Fully Renovated Detached House
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Stylish Open Plan Kitchen & Dining Area
- Three Modern Bathroom Suites
- Driveway & Garage
- New Boiler, Hot Water Cylinder & Underfloor Heating System
- Large Wrap-Around Garden
- New Windows, Doors & Re-Wired Throughout
- Sought-After Location





GROUND FLOOR

Entrance Hall

13'7" x 4'10" (4.15 x 1.48)

The entrance hall features tiled flooring, a skylight, recessed spotlights, a column radiator, UPVC double-glazed windows, and an aluminum-framed double-glazed door leading into the accommodation.

Hallway

20'10" x 5'3" (6.37 x 1.62)

The inner hall includes engineered oak herringbone flooring, an open wooden staircase, two radiators, a UPVC double-glazed obscure window, and a recessed storage alcove with display shelving.

Sitting Room

13'1" x 12'9" (4.00 x 3.90)

The sitting room features an aluminum-framed double-glazed window, wooden flooring, a recessed chimney breast alcove with a log-burning stove and tiled hearth, a radiator, and an open plan layout leading to the dining room.

Dining Room

11'8" x 10'0" (3.57 x 3.06)

The dining room features wooden flooring, a radiator, an open plan layout to the kitchen, an aluminum-framed double-glazed window, and a sliding door that opens to the patio area.

Kitchen

13'4" x 8'10" (4.08 x 2.70)

The kitchen features fitted shaker-style base units with wooden worktops, a Belfast sink with a swan neck mixer tap, an integrated oven with a gas hob, an integrated dishwasher, an integrated washer and dryer, space for a fridge freezer, wooden flooring, a tiled splashback, an aluminum-framed double-glazed window, and open access to the hallway leading to the living room.

Hallway

19'3" x 7'3" (5.88 x 2.21)

The hall includes ample built-in storage, recessed spotlights, an aluminum double-glazed window, and a single door leading to the garden.

Living Room

18'9" x 15'5" (5.73 x 4.70)

The living room features wooden flooring with underfloor heating, a wall-mounted digital thermostat, a TV point, recessed spotlights, and both an aluminum single door and a sliding patio door providing outdoor access.

Bathroom

6'5" x 5'8" (1.96 x 1.73)

The bathroom includes a low-level dual flush W/C, a wall-mounted wash basin, a double-ended bath with an overhead rainfall shower and handheld shower head, a column radiator with a chrome towel rail, tiled flooring, partially tiled walls, recessed spotlights, and an aluminum-framed double-glazed obscure window.

Bedroom Four

13'5" x 9'11" (4.10 x 3.04)

The fourth bedroom features an aluminum-framed double-glazed window, wooden flooring, a column radiator, and a fitted sliding door wardrobe.

Stair Hall

3'8" x 2'10" (1.13 x 0.88)

This space features wooden flooring, wooden stairs leading to the master bedroom, and recessed wall lights along the stairs.

Garage

22'6" x 10'9" (6.86 x 3.29)

The garage houses the new boiler, hot water cylinder and underfloor heating system, along with lighting, power points, a single door providing access to the garden, and double doors opening onto the driveway.

FIRST FLOOR

Master Bedroom

22'1" x 13'10" (6.74 x 4.24)

The main bedroom features wooden flooring, two column radiators, a vaulted ceiling with two skylight windows and an aluminum-framed double-glazed window, recessed storage solutions including drawers, display cabinets, and lighting, with access to the en-suite bathroom.

En-Suite

14'2" x 7'1" (4.34 x 2.17)

The en-suite features a low-level dual flush W/C, a vanity unit wash basin with fitted storage, a walk-in shower enclosure with an overhead rainfall shower and handheld shower head, wall-mounted fixtures, a recessed wall alcove, a freestanding double-ended bath with central taps, a column radiator with a chrome towel rail, tiled flooring with underfloor heating, partially tiled walls, an extractor fan, an aluminum-framed double-glazed obscure window, and a skylight window.

Landing

6'1" x 5'2" (1.81 x 1.60)

The landing has wooden flooring, a skylight window, a banister overlooking the entrance hall, and provides access to the first floor accommodation.

Bedroom Two

12'6" x 11'2" (3.82 x 3.41)

The second bedroom has an aluminium framed double-glazed window, wooden flooring, in-built wardrobes, and a radiator.

Bedroom Three

12'6" x 9'11" (3.82 x 3.03)

The third bedroom has an aluminium framed double-glazed window, wooden flooring, a radiator, an in-built cupboard, an in-built wardrobe, and a loft hatch.

Shower Room

6'10" x 5'10" (2.08m x 1.78m)

This space includes a low-level dual flush W/C, a vanity unit wash basin with fitted storage and an electrical shaving point, a walk-in shower enclosure with a shower, partially tiled walls, tiled flooring with underfloor heating, built-in open storage space, recessed spotlights, a column radiator with a chrome towel rail, and an aluminum-framed double-glazed obscure window.

OUTSIDE

Outside, the property boasts a spacious wrap-around garden with multiple natural slate patio areas, a large lawn, various decorative trees, plants, and shrubs, a gravelled area, herbaceous borders, courtesy lighting, a block-paved driveway offering off-road parking for multiple cars, access to the garage, and fenced boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

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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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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