

# HoldenCopley

PREPARE TO BE MOVED

Valley Road, West Bridgford, Nottinghamshire NG2 6HQ

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Guide Price £325,000 - £375,000

Valley Road, West Bridgford, Nottinghamshire NG2 6HQ



GUIDE PRICE £325,000 - £350,000

NO UPWARD CHAIN...

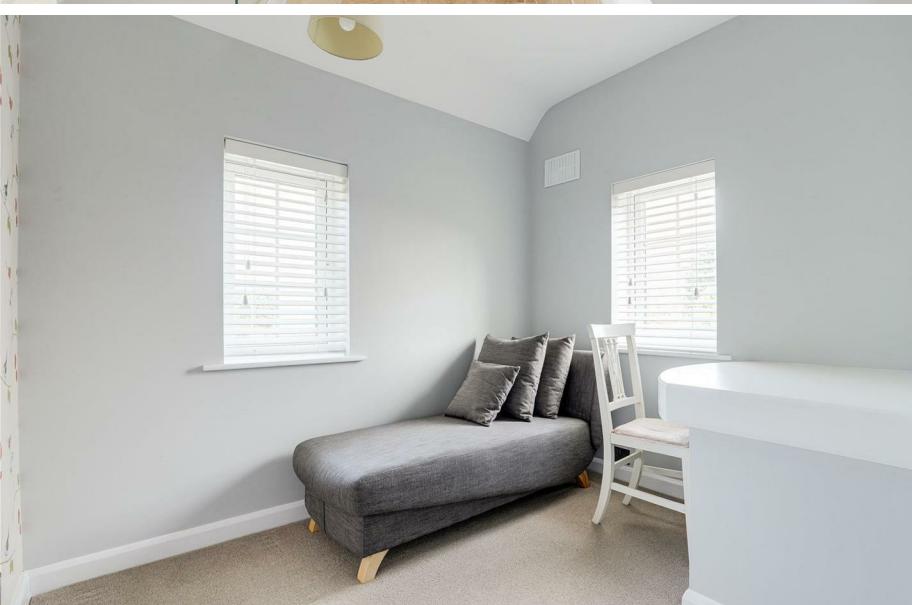
This beautiful recently renovated three-bedroom semi-detached house offers the perfect blend of modern comfort and charm making it an ideal family home. Immaculately presented throughout, the property opens with a welcoming porch leading into a bright entrance hall featuring a built-in cupboard, perfect for a cloakroom. The ground floor boasts a spacious living room with a recessed chimney breast, seamlessly flowing into an open-plan dining area. The stylish fitted kitchen comes complete with integrated appliances and a convenient in-built pantry for additional storage. Upstairs, the first floor comprises two generous double bedrooms, a comfortable single bedroom, and a beautifully appointed four-piece bathroom suite. Externally, the home continues to impress with a large driveway offering ample off-street parking to the front. To the rear, a private enclosed garden features a patio area, decking, a well-maintained lawn, and a versatile outhouse with electricity and water ideal for a home office, studio, or workshop. Located in a highly sought-after area, this home is just a stone's throw from local shops, amenities, and well-regarded schools. Excellent transport links and proximity to the city Centre make this an exceptional opportunity for families and professionals alike.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Recently Renovated
- Enclosed Rear Garden & Outhouse
- Driveway
- No Upward Chain
- Popular Location







## GROUND FLOOR

### Porch

The porch has carpeted flooring, lighting, UPVC double-glazed windows to the side and front elevation, and a UPVC door providing access into the accommodation.

### Entrance Hall

8'7" x 8'3" (2.63m x 2.52m)

The entrance hall has wood-effect flooring, carpeted stairs, a dado rail, a radiator, an in-built cupboard, and a single UPVC door providing access via the porch.

### Living Room

14'2" x 11'10" (4.32m x 3.62m)

The living room has wood-effect flooring, coving to the ceiling, a radiator, a recessed chimney breast alcove, shelving in the alcoves, a UPVC double-glazed window to the front elevation, and open access to the dining room.

### Dining Room

7'9" x 8'6" (2.37m x 2.61m)

The dining room has wood-effect flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window to the rear elevation.

### Kitchen

11'7" x 9'3" (3.54m x 2.82m)

The kitchen has a range of fitted wall and base units with wood-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, a Belling range cooker, an extractor fan, an integrated dishwasher, an integrated fridge, an integrated freezer, an in-built pantry, partially tiled walls, tiled flooring, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

8'6" x 6'3" (2.60m x 1.92m)

The landing has carpeted flooring, a dado rail, access to the loft with lighting, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

### Master Bedroom

10'1" x 14'0" (3.34m x 4.29m)

The main bedroom has carpeted flooring, a radiator, a traditional fireplace with a decorative surround, and a UPVC double-glazed window to the front elevation.

### Bedroom Two

11'10" x 9'4" (3.62m x 2.85m)

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

### Bedroom Three

8'6" x 8'1" (2.60m x 2.48m)

The third bedroom has carpeted flooring, a radiator, a dressing table, and two UPVC double-glazed windows to the front and side elevation.

### Bathroom

7'7" x 9'1" (2.33m x 2.77m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a walk-in shower enclosure with an overhead rainfall shower and hand-held shower head, a radiator, floor to ceiling tiling, tiled flooring, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property various bushes and shrubs, gated access to the rear garden, and a block paved driveway for off-street parking.

### Rear

To the rear of the property is an enclosed garden with a patio area, a decking area, a lawn, an outhouse that has electricity and water, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

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

Phone Signal - good 4G and some 5G

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+

Flood Risk Area - Very Low

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

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.

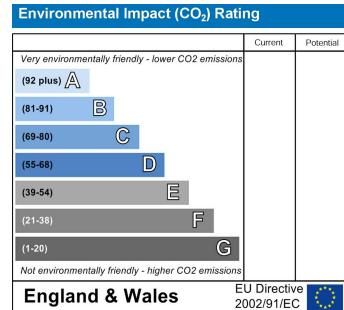
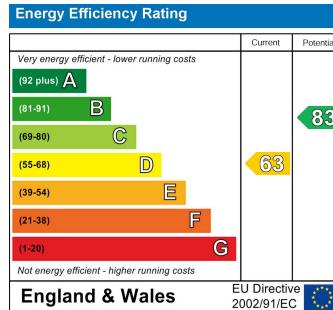
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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