

HoldenCopley

PREPARE TO BE MOVED

Fairview Court, West Bridgford, Nottinghamshire NG2 7TP

Guide Price £400,000 - £425,000

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THE PERFECT FAMILY HOME...

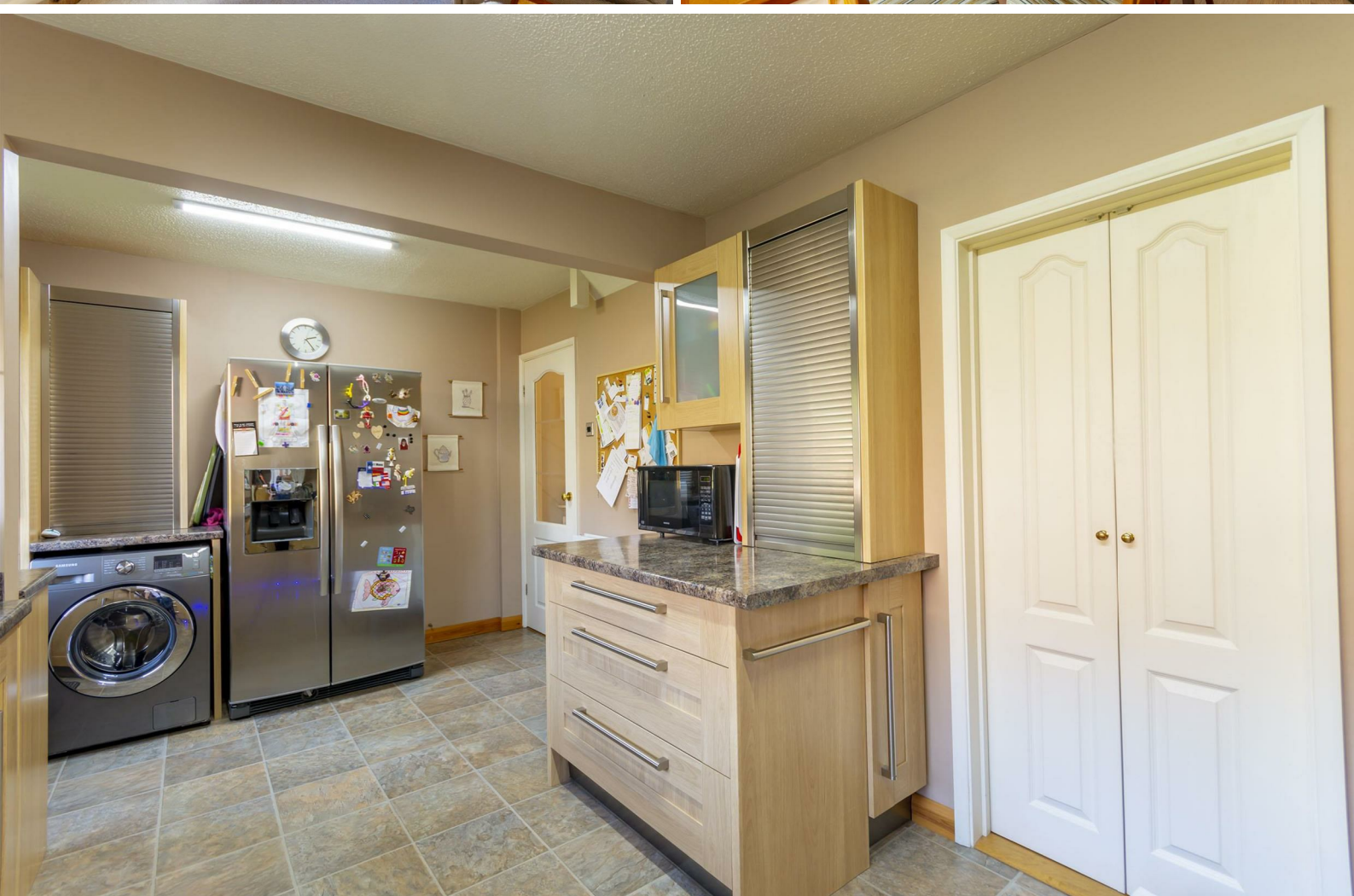
This four bedroom detached house would make the perfect home for any growing family as it boasts an abundance of space throughout. This property is situated in one of Nottingham's most sought after residential locations and is within easy reach of the centre of West Bridgford hosting a range of excellent facilities and amenities together with the City Centre. There is also good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to Heymann Primary & Nursery School and The West Bridgford School.

To the ground floor there is an entrance hall, a spacious lounge, a dining room, a kitchen and a W/C.

The first floor carries four good sized bedrooms serviced by a three piece bathroom suite and an en-suite to the master.

Outside to the front of the property is a driveway with access to a double garage providing ample off road parking and to the rear is a generous sized garden with a patio and a cascade pond- perfect for the summer!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Modern Kitchen
- Spacious Lounge
- Separate Dining Room
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Double Garage & Off Road Parking
- Sought After Location
- 360 Tour Available





GROUND FLOOR

Entrance Hall

The entrance hall has wood effect laminate flooring, carpeted stairs, a wall mounted radiator, coving to the ceiling and a UPVC door providing access into the accommodation

Lounge

11'1" x 21'3" (3.40 x 6.50)

The lounge has double entry doors, carpeted flooring, a TV point, two wall mounted radiators, a double glazed bay window, coving to the ceiling and patio doors to the garden

Dining Room

10'5" x 11'1" (3.20 x 3.40)

The dining room has wood effect laminate flooring, a wall mounted radiator, coving to the ceiling and two double glazed windows

Kitchen

16'8" x 9'2" (5.09 x 2.80)

The kitchen has tile effect flooring, a range of fitted base and wall units with rolled edge work surfaces, a stainless steel sink and a half with drainer and mixer taps, an in built double oven, an induction hob, an extractor fan, plinth lighting, a tambour roller shutter cabinet, tiled splash back, a integrated dishwasher, an American style fridge freezer, a wall mounted radiator, a tambour roller shutter cabinet, a double glazed window and a UPVC door providing access to the garden

W/C

This space has wood effect laminate flooring, a low level flush W/C, a vanity wash basin with a tiled splash back, a wall mounted radiator, a wall mounted towel rail, a wall mounted boiler and a double glazed window to the front elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a loft hatch, an in built storage cupboard and provides access to the first floor accommodation

Master Bedroom

11'3" x 12'2" (3.44 x 3.71)

The main bedroom has carpeted flooring, a wall mounted radiator, LED spotlights, a double glazed window to the front elevation and provides access to the en-suite

En-Suite

The en- suite has vinyl flooring, a low level flush W/C with storage, a vanity wash basin, a shower enclosure, LED spotlights, part tiled walls, a wall mounted radiator, a wall mounted towel rail, and a double glazed window to the front elevation

Bedroom Two

10'5" x 12'2" (3.20 x 3.71)

The second bedroom has carpeted flooring, a wall mounted radiator and a double glazed window to the front elevation

Bedroom Three

10'2" x 8'10" (3.10 x 2.70)

The third bedroom has carpeted flooring, an in built wardrobe with over bed fitted storage, a wall mounted radiator and a double glazed window to the rear elevation

Bedroom Four / Office

10'5" x 8'10" (3.20 x 2.70)

The fourth bedroom has vinyl flooring, a wall mounted radiator, and a double glazed window to the rear elevation

Bathroom

7'8" x 8'10" (2.34 x 2.70)

The bathroom has a low level flush W/C, a vanity wash basin, a panelled bath with overhead shower, LED spotlights, part tiled walls, a wall mounted radiator, a wall mounted towel rail and a double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a garden with a lawn, a paved driveway, a patio area, a range of plants and shrubs, pebbled areas, an open porch and access into the double garage

Double Garage

16'7" x 15'8" (5.07 x 4.78)

The double garage has electrical points, lighting and an electrical car charging point

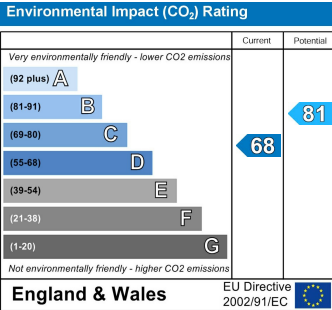
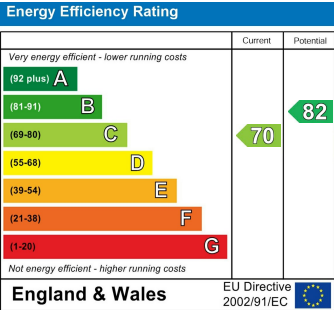
Rear

To the rear of the property is a garden with a lawn, a patio area, a cascade pond, a range of plants and shrubs, raised flower beds with slate chippings, a courtesy light, fence panelling and gated access

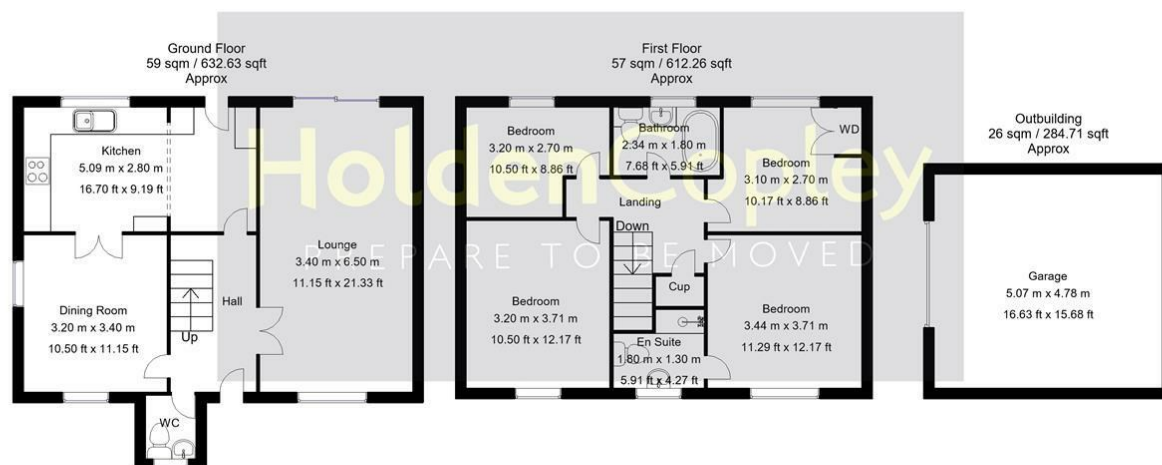
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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