

HoldenCopley

PREPARE TO BE MOVED

Wilford Lane, West Bridgford, Nottinghamshire NG2 7RL

Guide Price £400,000

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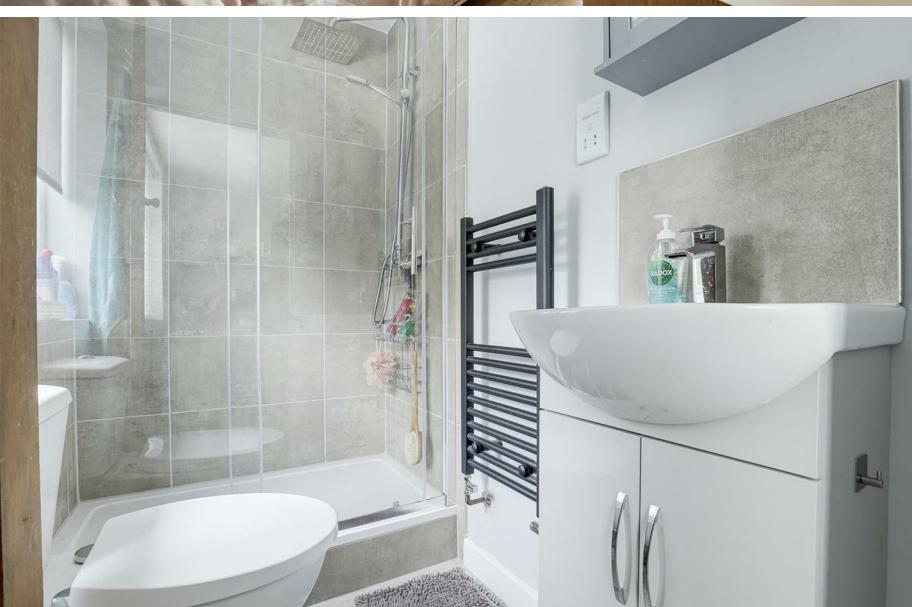
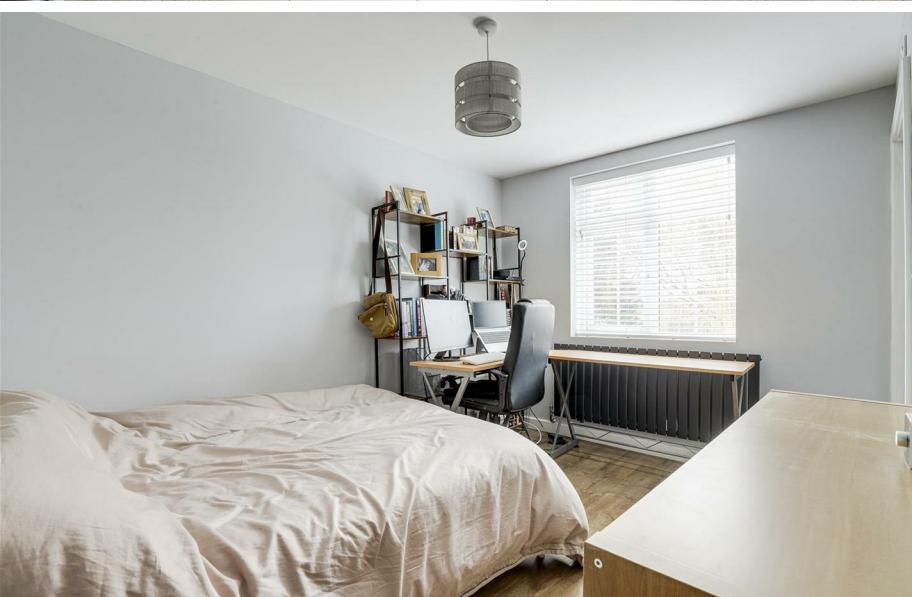
GUIDE PRICE £400,000 - £425,000

FULLY RENOVATED FOUR BEDROOM FAMILY HOME IN A SOUGHT-AFTER WEST BRIDGFORD LOCATION...

This spacious four bedroom family home has been fully renovated throughout to create a modern and comfortable place to live, set in a sought-after residential location just a short walk from the River Trent. West Bridgford town centre is close by, offering a wide range of shops, cafés and amenities, with the City Centre and universities also within easy reach. The property benefits from excellent transport links, including regular train services to London from Nottingham and East Midlands Parkway, and falls within the catchment area for The West Bridgford School along with several other well regarded schools. The ground floor opens with a welcoming entrance hall leading into a bright bay-fronted living room, which flows through to a modern open plan kitchen fitted with ample worktop and storage space. To the rear, a conservatory provides a versatile additional living area with views over the garden. On the first floor there are two double bedrooms, one of which benefits from an en suite bathroom, along with a family bathroom serving the remaining bedroom. The top floor offers two further generous double bedrooms, both complete with their own en suite bathrooms, making this an ideal layout for families or guests. Outside, the front of the property features a driveway providing off-road parking for two vehicles. To the rear is a generously sized landscaped garden with a paved patio, a decked seating area and bark chipped section, creating a variety of spaces for outdoor enjoyment. The garden also opens out to a peaceful stream, adding to the setting and appeal of this impressive home.

MUST BE VIEWED!





- End-Terraced House
- Four Double Bedrooms
- Bay-Fronted Reception Room
- Modern Kitchen
- Conservatory
- Three En-Suite Bathrooms & Family Bathroom
- Driveway
- Generous Sized Landscaped Rear Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'5" x 3'0" (1.05m x 0.92m)

The entrance hall has carpeted flooring and a single composite door providing access into the accommodation.

Living Room

13'5" x 15'0" (4.09m x 4.57m)

The living room has laminate wood effect flooring, a radiator, recessed spotlights, a UPVC double-glazed window with fitted shutters to the side elevation and a UPVC double-glazed bay window with fitted shutters to the front elevation.

Kitchen

11'9" x 15'1" (3.58m x 4.60m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink with a drainer and a swan neck mixer tap, space for a range cooker, recessed spotlights, partially tiled walls, a vertical radiator, an under stairs cupboard, tiled flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Conservatory

11'0" x 11'3" (3.61m x 3.43m)

The conservatory has tiled flooring, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has laminate wood-effect flooring, carpeted stairs, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

11'8" x 15'0" (3.56m x 4.57m)

The main bedroom has laminate wood-effect flooring, two vertical radiators and a UPVC double-glazed window with fitted shutters to the front elevation.

Bedroom Two

8'4" x 11'1" (2.54m x 3.63m)

The second bedroom has laminate wood-effect flooring, a radiator, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

6'4" x 4'8" (1.93m x 1.42m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, a heated towel rail, a wall-mounted electric shaving point, recessed spotlights, an extractor fan, tiled flooring, a UPVC double-glazed obscure window to the rear elevation.

Bathroom

4'7" x 6'5" (1.40m x 1.96m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, a heated towel rail, a wall-mounted electric shaving point, recessed spotlights, an extractor fan, tiled flooring.

SECOND FLOOR

Landing

4'0" x 8'2" (1.24m x 2.51m)

The landing has carpeted flooring, recessed spotlights, access to the loft hatch and access to the second floor accommodation.

Bedroom Three

13'3" x 14'8" (4.04m x 4.47m)

The third bedroom has carpeted flooring, a radiator, recessed spotlights, access to the en-suite and a UPVC double-glazed window to the side elevation.

En-Suite

5'5" x 7'3" (1.65m x 2.21m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, tiled flooring.

Bedroom Four

9'11" x 13'8" (3.02m x 4.17m)

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights, access to the en-suite and a UPVC double-glazed window to the side elevation.

En-Suite

5'7" x 4'8" (1.70m x 1.42m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, a gravelled garden with a mature tree.

Rear

To the rear of the property is a generous sized rear garden with a paved patio area, a decked seating area, mature trees, a bark chipped area and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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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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		
	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	

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This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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