

HoldenCopley

PREPARE TO BE MOVED

Pierrepont Road, West Bridgford, Nottinghamshire NG2 5DX

Guide Price £475,000

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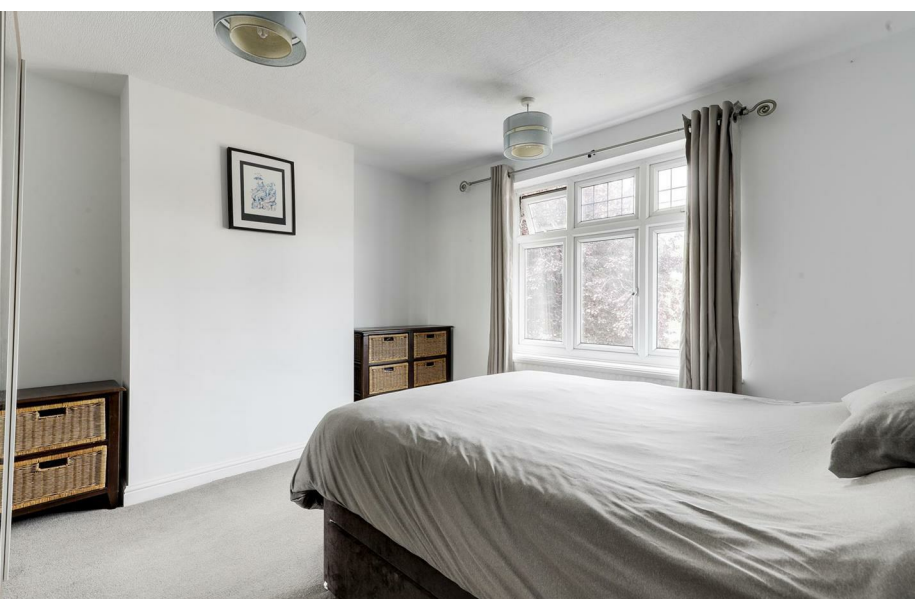
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GUIDE PRICE - £475,000 - £495,000

This three-bedroom semi-detached house is a true credit to the current owners, offering a beautifully presented and deceptively spacious interior that's ready for a variety of buyers to simply move in and enjoy. Nestled in the heart of the highly sought-after area of West Bridgford—one of Nottingham's most desirable locations—this property is ideally positioned within close proximity to a wide range of local amenities including shops, cafes, and eateries, along with top-rated schools and excellent transport links into the City Centre and beyond. To the ground floor, the property comprises a welcoming entrance hall, a convenient W/C, a bay-fronted living room with a feature fireplace, and a cosy family room complete with a log burner. This flows seamlessly into a stunning modern kitchen-diner featuring integrated appliances, granite worktops, skylights, and double French doors that open out onto the rear garden—creating the perfect space for entertaining and everyday family living. Upstairs, the first floor offers three generously sized bedrooms, including a master with a sleek en-suite shower room, a contemporary four-piece family bathroom, and access to the loft for additional storage. Outside, the property benefits from a block-paved driveway providing off-street parking for two vehicles, a useful lean-to to the side giving access to an outbuilding, and a private rear garden with a paved patio area, lawn, raised wooden planters, mature trees, and a slate-chipped seating space—perfect for enjoying those warmer days. With its stylish interior, spacious layout, and prime location, this property is the perfect place to call home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Bay Fronted Living Room With Feature Fireplace
- Family Room With Log Burner
- Ground Floor W/C
- Contemporary Four Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Highly Sought After Location





GROUND FLOOR

Entrance Hall

14'8" x 5'4" (4.48 x 1.65)

The entrance hall has a stained-glass window to the front elevation, exposed wooden floorboards, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

W/C

5'3" x 2'10" (1.62 x 0.88)

This space has a low level flush W/C, a wash basin with storage and a tiled splashback, tiled flooring, a radiator and a UPVC double-glazed obscure window to the side elevation.

Living Room

15'1" x 12'4" (4.60 x 3.78)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, coving, a ceiling rose and double doors providing access into the family room.

Family Room

12'5" x 11'10" (3.79 x 3.63)

The family room has exposed wooden floorboards, a vertical radiator, a recessed chimney breast alcove with a log burner and a tiled hearth and open access into the kitchen-diner.

Kitchen-Diner

20'1" x 18'3" (6.14 x 5.57)

The kitchen-diner has a range of fitted base and wall units with granite worktops and a breakfast bar, an integrated oven, microwave, fridge and wine fridge, a gas hob with an extractor hood, an undermount stainless steel sink and a half with draining grooves and a moveable swan neck mixer tap, space and plumbing for a washing machine, tiled flooring, two radiators, two skylights, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

Hallway

5'6" x 4'3" (1.69 x 1.30)

The hallway has tiled flooring and a single UPVC door providing access out to the lean-to.

Lean-To

16'0" x 7'0" (4.90 x 2.15)

The lean-to has a single door, a polycarbonate roof and lighting.

Out-Building

8'2" x 8'2" (2.51 x 2.50)

The out-building has two single doors and ample storage space.

FIRST FLOOR

Landing

7'7" x 5'6" (2.33 x 1.69)

The landing has a stained-glass window to the side elevation, carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12'5" x 11'3" (3.79 x 3.43)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in wardrobe with over the head cupboards and access into the en-suite.

En-Suite

7'7" x 2'5" (2.33 x 0.75)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, waterproof wall panels, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

12'4" x 11'10" (3.77 x 3.63)

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

Bedroom Three

9'0" x 8'5" (2.76 x 2.59)

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

Bathroom

11'1" x 5'3" (3.38 x 1.62)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted double-ended bath, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, waterproof wall panels, a heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway for two vehicles.

Rear

To the rear is a private garden with fence panelled boundaries, a paved patio, a lawn, raised wooden planters, mature trees and a slate chipping seating area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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.

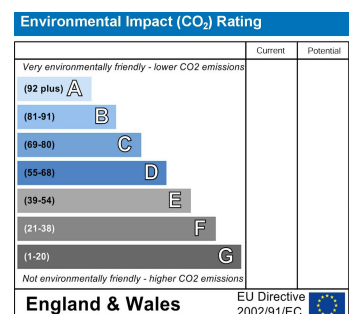
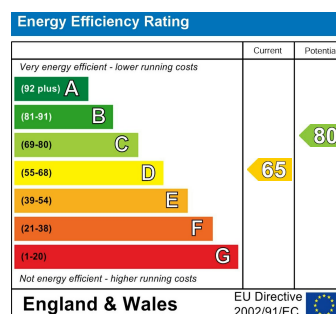
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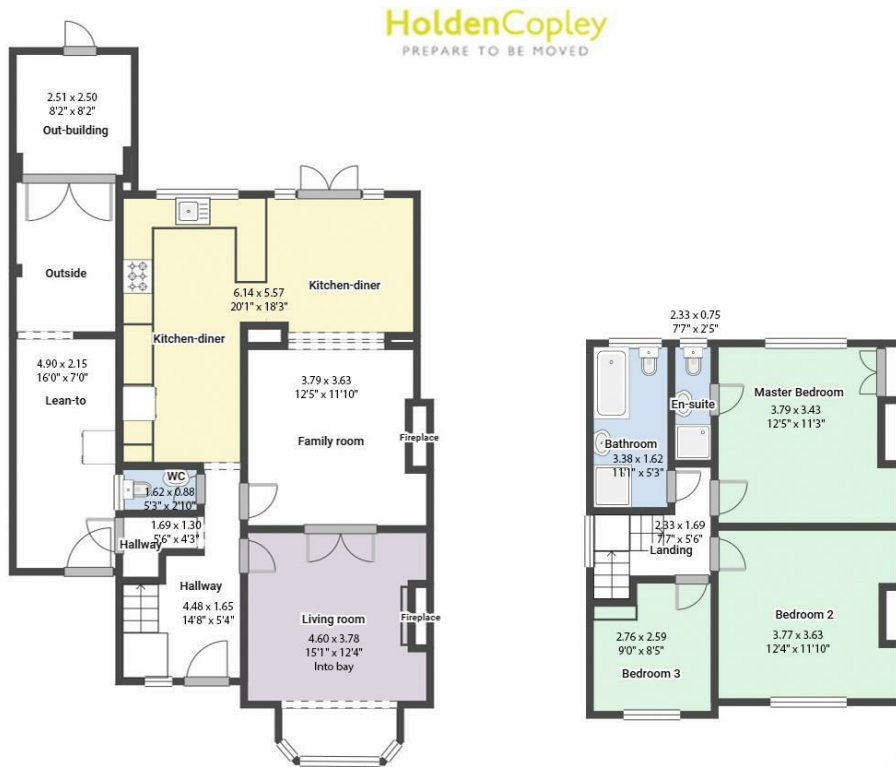
Property Tenure is Freehold

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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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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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