

HoldenCopley

PREPARE TO BE MOVED

Gordon Road, West Bridgford, Nottinghamshire NG2 5LW

Guide Price £850,000 - £900,000

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LOCATION, LOCATION, LOCATION...

This substantial four-bedroom detached house offers an impressive and spacious family home in the highly sought-after area of West Bridgford. Known for its excellent amenities, West Bridgford provides convenient access to the City Centre, universities, and major transport links, including a direct train service to London from both Nottingham and East Midlands Parkway. The property is also within the catchment area of esteemed schools such as Rushcliffe Spencer Academy. Upon entering, a welcoming hallway leads to a cosy living room with a bay fronted window. The dining room is ideal for family meals and features open access to the heart of the home. The open plan family kitchen features sleek and modern matte handleless cabinetry, a centre island with a breakfast bar, and Neff appliances - thoughtfully designed for both culinary pursuits and entertaining guests, as well as a living space with bi-fold doors opening to the rear garden, bringing in natural light and offering a seamless indoor-outdoor feel. The ground floor also includes a convenient utility room and W/C. Upstairs, the first floor of the home boasts four spacious double bedrooms, the master benefitting from large aluminium windows and a modern en-suite, serviced by a stylish three piece shower room suite. Outside, the property continues to impress. The front offers a block paved driveway, access to the garage, and gated access to the south-facing rear garden featuring a large patio seating area, a well-maintained lawn, and a raised planter. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss.

MUST BE VIEWED





- Stunning Detached Family Home
- Four Double Bedrooms
- Cosy Bay-Fronted Living Room
- Modern Open Plan Kitchen & Family Living Area With Centre Island & Breakfast Bar
- Separate Dining Area
- Utility Room & Ground Floor W/C
- Modern En-Suite & Shower Room
- Off-Street Parking & Garage
- Private Enclosed South-Facing Garden
- Highly Sought-After Location





GROUND FLOOR

Entrance Hall

10'2" max x 7'11" (3.12m max x 2.43m)

The entrance hall has wood-effect flooring, wooden stairs with a carpeted runner, a vertical radiator, a built-in understairs storage cupboard, a UPVC double-glazed obscure window to the side elevation, and a single composite door leading into the property.

Living Room

13'10" into bay x 12'5" max (4.24m into bay x 3.81m max)

The living room has carpeted flooring, a recessed alcove with a tiled hearth and wooden mantel, a radiator, a UPVC double-glazed window to the side elevation, and a UPVC double-glazed bay window to the front elevation.

Dining Area

12'11" x 12'8" (3.95m x 3.87m)

The dining area has wood-effect flooring, recessed spotlights, a double-glazed aluminium framed window to the front elevation, recessed spotlights, and open access to the open plan family kitchen.

Open Plan Family Kitchen

25'6" max x 19'6" (7.79m max x 5.95m)

The open plan family kitchen gas a range of fitted matte handleless base and wall units with stone-effect worktops, a centre island with a breakfast bar, an undermount double sink with a moveable mixer tap and draining grooves, a Neff venting induction hob, three integrated Neff ovens, space for an American-style fridge freezer, wood-effect flooring, recessed spotlights, two skylights, a double-glazed aluminium-framed window to the rear elevation, a double-glazed aluminium-framed window to the side elevation, and aluminium bi-fold doors leading out to the rear garden.

Utility Room

11'7" max x 10'4" (3.54m max x 3.15m)

The utility room has a range of fitted matte handleless base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, space and plumbing for an integrated dishwasher, a composite sink with a mixer tap and drainer, a NEST smart heating thermostat, wood-effect flooring, partially tiled walls, recessed spotlights, and a single composite door providing side access.

W/C

5'8" x 3'2" (1.73m x 0.97m)

This space has a low level flush W/C, a vanity style wash basin, wood-effect flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'0" max x 6'11" & 9'4" max x 4'0" (2.44m max x 2.12m & 2.86m max x 1.22m)

The landing has carpeted flooring, two built-in storage cupboards, a UPVC double-glazed window to the front elevation, a NEST smart heating thermostat, recessed spotlights, access to the loft with lighting via a drop down ladder, and provides access to the first floor accommodation.

Master Bedroom

19'1" max x 16'9" (5.84m max x 5.13m)

The main bedroom has carpeted flooring, a radiator, recessed spotlights, double-glazed aluminium-framed windows to the rear elevation, a double-glazed aluminium-framed window to the side elevation, and access to the en-suite.

En-Suite

7'9" x 5'8" (2.38m x 1.74m)

The en-suite has a low level flush W/C, a wall-mounted wash basin with a mixer tap, a walk-in shower with a wall-mounted handheld and overhead shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, a double-glazed aluminium-framed obscure window to the rear elevation, and a frosted glass sliding pocket door providing access.

Bedroom Two

14'4" into bay x 12'3" max (4.39m into bay x 3.75m max)

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

Bedroom Three

9'3" x 9'3" (2.83m x 2.83m)

The third bedroom has carpeted flooring, a radiator, recessed spotlights, and two UPVC double-glazed windows to the front and side elevations.

Bedroom Four

11'10" max x 10'3" (3.62m max x 3.13m)

The fourth bedroom has carpeted flooring, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Shower Room

7'10" x 7'10" (2.40m x 2.40m)

The shower room has a low level flush W/C, a wall-mounted wash basin with a mixer tap, a walk-in shower with a wall-mounted handheld and overhead shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking, access to the garage, gated access to the rear garden, and boundaries made up of fence panelling, and hedges.

Garage

15'10" x 8'3" (4.83m x 2.53m)

Store within Garage

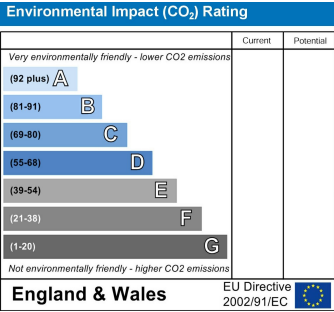
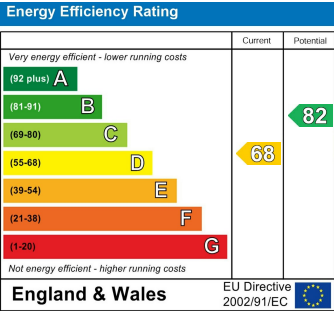
15'10" x 3'1" (4.83m x 0.95m)

Rear

To the rear of the property is a private enclosed rear garden with a paved patio seating area, a lawn, a raised planter, and fence panelled boundaries.

ADDITIONAL INFORMATION

DISCLAIMER



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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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