

# HoldenCopley

PREPARE TO BE MOVED

Musters Road, West Bridgford, Nottinghamshire NG2 7DF

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£850,000

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## SOUGHT AFTER LOCTION...

We are thrilled to bring to the market this exceptional four-bedroom detached family home, situated in one of Nottingham's most sought-after locations. Perfectly placed for families, this stunning residence benefits from access to highly-regarded schools, excellent transport links, and an array of boutique shops, bars, and eateries, while also being within easy reach of the city centre and both universities. The property stands proudly on a generous plot with a smart frontage including a gravelled section, well-kept planting, and a driveway offering off-street parking for up to four vehicles. Upon entry, you're welcomed into a spacious hallway that sets the tone for the space and versatility on offer. The ground floor boasts a versatile playroom, flowing through to a dedicated home office. This leads through to the impressive living room, which is flooded with natural light thanks to the double French doors opening onto the rear garden. The accommodation continues with a generously-sized conservatory, ideal for relaxing or entertaining, and a stylish open-plan kitchen/diner. This contemporary space features integrated appliances, a breakfast bar, and access to a separate utility room. Completing the ground floor is a three-piece shower room and an additional sitting room with a charming square bay window. Upstairs, you'll find four well-proportioned double bedrooms, two of which benefit from Juliet balconies with double French doors, and the master suite is a real showstopper, also enjoying Juliet balcony doors, a walk-in closet, and a luxurious four-piece en-suite bathroom. To the rear, the south-facing garden offers the perfect outdoor retreat, with a decked patio, lower-level paved seating area, and ample under-deck storage. The garden also boasts a lawn, raised beds, and a variety of mature plants and shrubs, all enclosed within a neat hedged boundary. Additional benefits include a garden shed and separate bike store.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Four Reception Rooms
- Fitted Kitchen Diner & Utility Room
- Conservatory
- Three-Piece Ground Floor Shower Room
- En-Suite To the Master Bedroom & Separate W/C
- Driveway Parking For Four Vehicles
- Spacious South-Facing Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

11'5" x 5'4" (3.50m x 1.65m)

The entrance hall has UPVC double-glazed obscure windows to the front elevation, Karndean flooring, a radiator, recessed spotlights, and a composite door providing access to the accommodation

### Playroom

20'9" x 8'3" (6.35m x 2.52m)

The playroom has a UPVC double glazed window to the front elevation with fitted blinds, recessed spotlights, a TV point, a radiator, and wooden flooring

### Office

8'9" x 17'4" (2.67m x 5.29m)

The office has two UPVC double-glazed windows to the rear and side elevations, recessed spotlights, Karndean flooring, and open access to the living room

### Living Room

25'10" x 11'5" max (7.88m x 3.48m max)

The living room has UPVC double-glazed windows to the rear elevation, a traditional radiator, and a stylish vertical radiator, a feature fireplace with a decorative surround and marble-effect hearth, a TV point, Karndean flooring, and two sets of double French doors offering access to both the rear garden and the conservatory

### Conservatory

15'4" x 12'7" (4.69m x 3.86m)

The conservatory has Karndean flooring, a radiator, a UPVC double-glazed surround, and double French doors that open to the rear garden

### Kitchen/Diner

22'0" x 14'9" (6.71m x 4.51m)

The kitchen/diner has a range of fitted base and wall units with Quartz worktops and a matching breakfast bar. It includes an under-mounted sink and a half with a swan neck mixer tap and integrated drainer grooves. Appliances include an integrated double oven, gas ring hob with Quartz splashback and extractor fan, two integrated fridge freezers, and an integrated dishwasher. The space also accommodates a dining table and benefits from recessed spotlights, two radiators, a vertical radiator, and Karndean flooring. Natural light is provided by a UPVC double-glazed window to the rear elevation, with double French doors opening to the rear garden and a UPVC door leading to the side elevation, and access to the utility room.

### Utility Room

3'8" x 5'8" (1.14m x 1.74m)

The utility room has fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap, space and plumbing for a washing machine, a newly fitted Worcester boiler, space for a tumble dryer, and Karndean flooring

### Hall

The hall has Karndean flooring, carpeted stairs, a wall-mounted radiator, recessed spotlights, an alarm keypad, and provides access to the shower room.

### Shower Room

9'2" x 8'8" (2.80m x 2.65m)

The shower room has a UPVC double-glazed obscure window to the front elevation, a concealed dual flush W/C, a sleek countertop wash basin, a shower enclosure fitted with both a wall-mounted rainfall shower and a handheld attachment, a chrome heated towel rail, fitted cupboards for storage, recessed spotlights, partially tiled walls for a clean finish, and tiled flooring.

### Sitting Room

13'5" x 13'10" (4.09m x 4.23m)

The sitting room has a UPVC double-glazed bay window to the front elevation with fitted blinds, along with a UPVC double-glazed window to the side elevation, also with fitted blinds, a TV point, a radiator, recessed spotlights, and Karndean flooring.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a Velux window, recessed spotlights, a radiator, and provides access to the first-floor accommodation.

### Master Bedroom

18'0" x 12'11" max (5.51m x 3.94m max)

The master bedroom has double French doors opening to the rear elevation, with a Juliet balcony, a radiator, recessed spotlights, carpeted flooring, access to the closet, and access to the en-suite.

### Closet

3'9" x 8'1" (1.15m x 2.48m)

The closet has ample storage, recessed spotlights, and wood flooring.

### En-Suite

9'10" x 9'8" (3.00m x 2.96m)

The en-suite has double French obscure-glass doors with a Juliet balcony, a concealed dual-flush W/C, his and hers countertop wash basins with fitted base units, a freestanding bath with a floor-mounted swan-neck mixer tap, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, and porcelain floor tiling with underfloor heating.

### Bedroom Two

12'4" x 19'1" max (3.77m x 5.82m max)

The second bedroom has a Velux window, a radiator, carpeted flooring, and double French doors with a Juliet balcony to the rear elevation

### Bedroom Three

11'5" x 13'6" (3.48m x 4.12m)

The third bedroom has a UPVC double-glazed window to the front elevation with fitted blinds, a radiator, recessed spotlights, and carpeted flooring

### Bedroom Four

11'2" x 13'1" max (3.42m x 4.01m max)

The fourth bedroom has a radiator, carpeted flooring, and double French doors with a Juliet balcony to the rear elevation

### W/C

3'5" x 6'3" (1.05m x 1.91m)

This space has a low-flush W/C, a wall-mounted wash basin, a heated towel rail, partially tiled walls, and wood-effect flooring

### OUTSIDE

#### Front

To the front of the property, there is a small planted area, a gravelled section, a driveway accommodating up to four vehicles, and access to the rear garden

#### Rear

To the rear of the property is an enclosed, south-facing garden featuring a decked patio area with steps leading down to an additional paved seating space. Beneath the decking, there is ample storage, along with a shed and a separate bike shed. The garden also includes a lawn, raised and planted borders filled with a variety of established plants and shrubs, all enclosed by a well-maintained hedged boundary

### OUTSIDE

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Current	Potential
(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		78	66
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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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