

# HoldenCopley

PREPARE TO BE MOVED

Gillercomb Close, West Bridford, Nottinghamshire NG2 6SE

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Guide Price £375,000 - £400,000

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THE PERFECT FAMILY HOME...

This three-bedroom detached house offers spacious and versatile accommodation spanning across two floors and is exceptionally well-presented throughout, making it the perfect home for a growing family. Situated in the highly sought-after NG2 area, this property enjoys the best of both worlds – a peaceful residential setting with excellent access to local amenities, schools, and transport links. The location is ideal for families and professionals alike, with nearby access to the City Centre, West Bridgford's bustling shops and eateries, and scenic green spaces such as The Hook and Holme Pierrepont Country Park. The property also falls within the catchment area for the highly regarded Rushcliffe Spencer Academy, which is rated Outstanding by Ofsted. To the ground floor, the property comprises an entrance hall, a spacious living room open plan to the dining area, and further open plan access to a modern fitted kitchen and snug area. There is also a separate utility room, a convenient WC, and double French doors leading into the bright conservatory – perfect for enjoying the garden year-round. Upstairs, the first floor hosts three well-proportioned bedrooms, all serviced by a bathroom suite and access to a boarded loft for additional storage. The master bedroom benefits from a walk-in closet and a private en-suite, adding a touch of luxury. Outside, the property offers a driveway providing off-road parking for two cars to the front, while the rear boasts a private, enclosed garden featuring a patio and gravelled seating area, a well-maintained lawn, and a useful storage shed. This beautiful home combines style, space, and convenience in a prime location and must be viewed to be fully appreciated.

MUST BE VIEWED





- Detached House With Sought-After Location
- Three Good-Sized Bedrooms
- Spacious Living / Dining Room
- Modern Fitted Kitchen / Snug
- Utility & WC
- Conservatory
- Recently Re-Fitted Combi-Boiler
- Boarded Loft & Ample Storage Space
- Private Enclosed Garden
- Driveway For Two Cars





## GROUND FLOOR

### Entrance Hall

3'6" x 3'9" (1.08m x 1.16m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, a recessed spotlight, coving to the ceiling, a wall-mounted security alarm panel, and a single composite door providing access into the accommodation.

### Living & Dining Room

21'10" x 9'9" (6.68m x 2.99m)

The living room features a double-glazed window to the front elevation, laminate flooring, a wall-mounted electric fireplace, two radiators, and a TV point. There is ample space for a dining table, with an open-plan layout leading into the kitchen, along with double French doors that open out to the rear garden.

### Kitchen / Snug

9'10" x 27'9" (3.00m x 8.46m)

The open plan kitchen and snug area has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and angled extractor fan, an integrated microwave, dishwasher and fridge, laminate flooring, a radiator, vertical radiator, recessed spotlights, an in-built cupboard, and double-glazed windows to the front and rear elevation.

### Utility

3'9" x 5'1" (1.15m x 1.55m)

The utility has a fitted base unit with a worktop, space and plumbing for a washing machine, space for a fridge, partially tiled walls, laminate flooring, and a single door providing side access.

### WC

3'2" x 4'6" (0.97m x 1.39m)

This space has a low level flush WC, a wall-mounted wash basin, partially tiled walls, laminate flooring, a radiator, and a double-glazed obscure window to the side elevation.

### Conservatory

11'9" x 11'1" (3.59m x 3.64m)

The conservatory has laminate flooring, a polycarbonate roof, a range of double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

6'3" x 5'2" (1.92m x 1.60m)

The landing has carpeted flooring, an in-built cupboard, access to the boarded loft via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

10'10" x 9'11" (3.31m x 3.03m)

The main bedroom has a double-glazed window to the front elevation, laminate flooring, a radiator, a TV point, and open access into a walk-in closet and en-suite.

### Walk-In Closet

2'9" x 6'10" (0.85m x 2.10m)

The walk-in closet has laminate flooring, a singular recessed spotlight, and two sets of mirrored sliding door wardrobes.

### En-Suite

8'7" x 8'5" (2.63m x 2.57m)

The en-suite has a low level flush WC, a sunken wash basin with fitted storage underneath, an electrical shaving point, a shower enclosure, tiled flooring, partially tiled walls, a radiator, an extractor fan, a singular recessed spotlight, and a double-glazed obscure window to the front elevation.

### Bedroom Two

8'6" x 9'5" (2.61m x 2.89m)

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

### Bedroom Three

6'5" x 9'7" (1.96m x 2.94m)

The third bedroom has a double-glazed window to the rear elevation, laminate flooring, a radiator, and an in-built wardrobe.

### Bathroom

6'1" x 6'2" (1.87m x 1.89m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath, partially tiled walls, laminate flooring, a radiator, an electrical shaving point, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway for two cars, external lighting, a range of plants, and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, a circular lawn, a gravelled area, a shed, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

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

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Other Material Issues - No

Any Legal Restrictions - No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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.

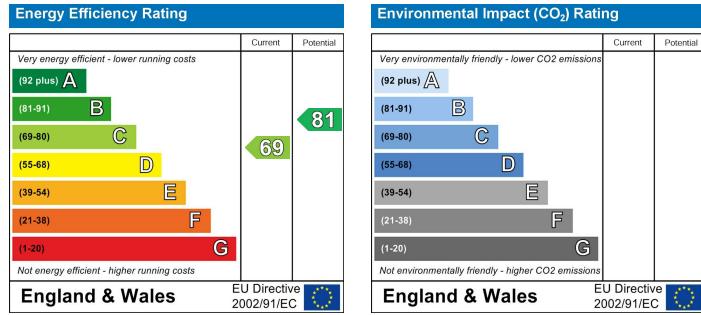
The vendor has advised the following:

Property Tenure is Freehold

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