

HoldenCopley

PREPARE TO BE MOVED

Parkcroft Road, West Bridgford, Nottinghamshire NG2 6FN

£600,000

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IMMACULATELY PRESENTED WITH NO CHAIN...

This beautifully presented two bedroom detached dormer bungalow enjoys a generous corner plot and is offered to the market with no upward chain, making it an ideal opportunity for anyone looking for a move-in ready home with plenty of space inside and out. Positioned in the highly sought-after area of West Bridgford, the property benefits from a vibrant community atmosphere, excellent local amenities, independent shops and eateries, well-regarded schools, and easy access to the City Centre, Trent Bridge and scenic riverside walks, all of which contribute to NG2 being one of Nottingham's most desirable postcodes. The ground floor offers a welcoming entrance hall, a spacious living room complete with a feature media wall, a modern fitted kitchen that opens into a large garden room with underfloor heating, and a separate dining room. There is also a stylish shower suite for added convenience. Upstairs, you will find two double bedrooms with built-in wardrobes and a WC. Outside, the property sits within beautifully landscaped gardens that have been meticulously maintained, featuring mature planting, sculpted evergreens and colourful borders, along with neatly kept lawns and a choice of peaceful seating areas. A generous block-paved driveway to the front provides ample off-road parking and leads into a tandem garage. This is a home that truly makes the most of its plot while offering an exceptional lifestyle in a prime West Bridgford setting.

MUST BE VIEWED





- Detached Corner Plot Dormer Bungalow
- Two Double Bedrooms With Fitted Wardrobes
- Two Reception Rooms
- Modern Fitted Kitchen
- Versatile Garden Room
- Stylish Ground Floor Shower Suite
- First Floor WC
- Beautifully Maintained Gardens
- Driveway & Tandem Garage
- Sought-After Location





GROUND FLOOR

Entrance Hall

12'7" x 5'10" (max) (3.85m x 1.80m (max))

The entrance hall has carpeted flooring, coving to the ceiling, recessed spotlights, a radiator, an oak staircase with chrome spindles, two UPVC double-glazed obscure panelled windows, and a single composite door providing access into the accommodation.

Living Room

21'0" x 13'10" (max) (6.41m x 4.24m (max))

The living room has carpeted flooring, coving to the ceiling, recessed spotlights, four radiators, a feature media wall with an inset TV point and space for an electric fireplace, a marble hearth, multiple UPVC double-glazed windows, and double French doors opening out to the rear garden.

Kitchen

20'10" x 10'10" (max) (6.36m x 3.31m (max))

The kitchen has a range of fitted shaker-style base and wall units with a wrap-around worktop, a stainless steel sink with a swan neck mixer tap and drainer, two integrated ovens with a five-ring gas hob and extractor hood, plinth lighting, tiled splashback, tiled flooring, coving to the ceiling, a radiator, a ceiling fan light, a UPVC double-glazed window, and open access into the garden room.

Garden Room

19'6" x 11'6" (5.96m x 3.53m)

The garden room has tiled flooring with underfloor heating, a wall-mounted digital thermostat, coving to the ceiling, recessed spotlights, a ceiling fan light, two skylight windows, an exposed brick feature wall with two UPVC double-glazed obscure windows, a single UPVC door and double French doors opening out to the garden.

Dining Room

11'6" x 9'0" (3.53m x 2.76m)

The dining room has carpeted flooring, coving to the ceiling, and UPVC double-glazed windows.

Shower Suite

9'2" x 7'9" (max) (2.81m x 2.38m (max))

This space has a concealed dual flush WC combined with a range of fitted storage and a sunken wash basin, a double shower enclosure with an overhead rainfall shower and a handheld shower head, a folding shower seat, a combination of waterproof and tiled splashback, a chrome heated towel rail, tiled flooring, coving to the ceiling, recessed spotlights, and a UPVC double-glazed obscure window.

FIRST FLOOR

Landing

11'6" x 5'10" (max) (3.52m x 1.80m (max))

The landing has carpeted flooring, a UPVC double-glazed window, and provides access to the first floor accommodation.

Bedroom One

13'11" x 11'9" (max) (4.25m x 3.60m (max))

The first bedroom has a UPVC double-glazed window, carpeted flooring, recessed spotlights, a ceiling fan light, a vertical radiator, and in-built wardrobes.

Wardrobes

8'7" x 1'9" (2.62m x 0.55m)

Bedroom Two

13'7" x 11'0" (max) (4.15m x 3.37m (max))

The second bedroom has a UPVC double-glazed window, carpeted flooring, recessed spotlights, a radiator, and an in-built triple wardrobe.

Wardrobe

5'10" x 1'9" (1.79m x 0.54m)

W/C

5'6" x 2'11" (1.70m x 0.90m)

This space has a concealed dual flush WC, a wash basin with fitted storage underneath, a chrome heated towel rail, tiled flooring, partially tiled walls, and access to the loft.

OUTSIDE

Outside, the property enjoys enclosed and beautifully maintained gardens, featuring neat lawned areas, established plants and shrubs, a greenhouse, and a selection of shaped evergreens. There are paved pathways, external lighting and seating spots positioned, while the front offers a generous block-paved driveway providing ample off-road parking and access into the garage.

Garage

31'8" x 10'8" (9.67m x 3.26m)

The garage has exposed brick walls, lighting, UPVC double-glazed windows, two single doors, and an electric roller shutter door opening out onto the driveway.

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 Area - Very low risk
- Non-Standard Construction – No
- Other Material Issues – TBC
- Any Legal Restrictions – TBC

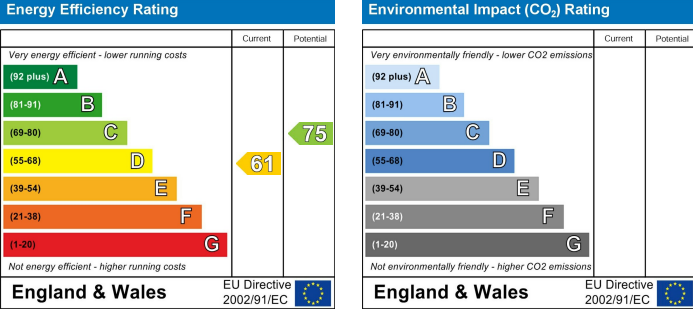
DISCLAIMER

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.

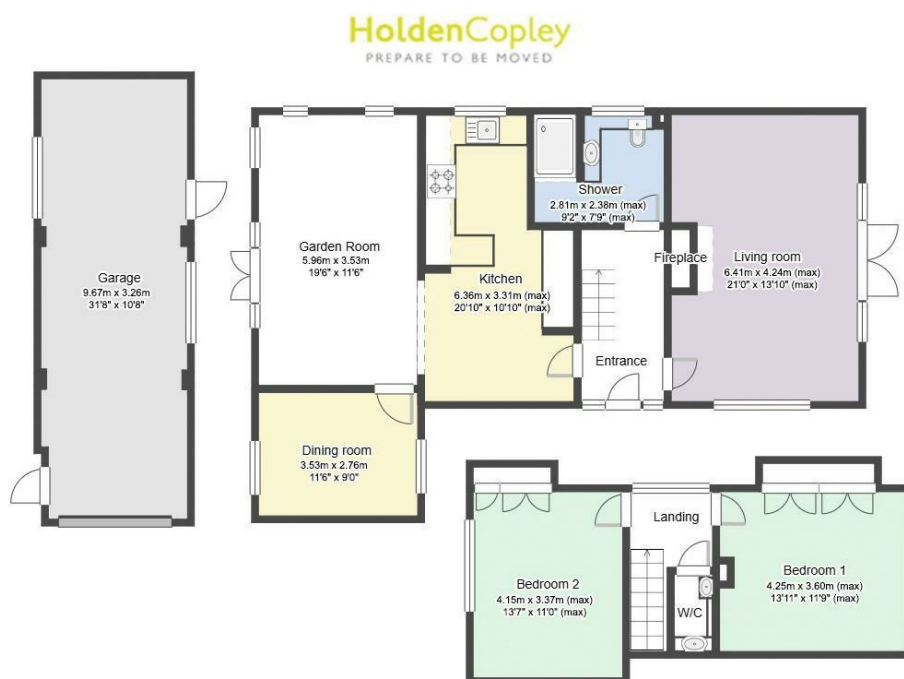
The vendor has advised the following:
Property Tenure is Freehold

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This floorplan is for illustrative purposes only.

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