

HoldenCopley

PREPARE TO BE MOVED

Autumn Close, West Bridgford, Nottinghamshire NG2 7YL

Guide Price £450,000 - £475,000

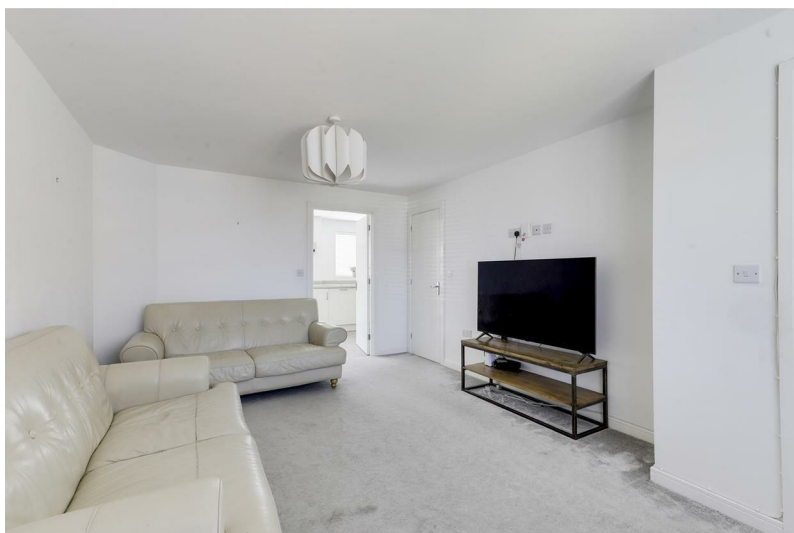
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Welcome to this detached four-bedroom home, perfectly positioned in a highly sought-after residential area. Just a short distance from the vibrant centre of West Bridgford, you'll enjoy easy access to a fantastic array of amenities, excellent transport links, and convenient routes into Nottingham City Centre and the universities. Step inside to discover a welcoming entrance hall that leads into a generous living room, seamlessly connected to a thoughtfully designed kitchen diner. The kitchen benefits from double French doors that open onto the rear garden, creating a bright and airy space ideal for family living and entertaining. Adjacent to the kitchen, you'll find a handy utility room and a convenient ground-floor W/C. Upstairs, there are four well-proportioned bedrooms, including a master suite with an ensuite bathroom. Completing the first floor is a modern, three-piece family bathroom. Outside, the front garden is well-maintained with a lawn, mature shrubs, and a driveway providing access to the garage. The rear garden is fully enclosed and offers a private outdoor retreat featuring courtesy lighting, an outside tap, lawn space, fence-panelled boundaries, and gated access.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Hallway

4*5" x 4*5" (1.37 x 1.37)

The hallway has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access to the accommodation

Living Room

16*4" x 11*3" (4.98 x 3.45)

The living room has a UPVC double-glazed window to the front elevation, a TV point, and carpeted flooring

Kitchen/Diner

17*8" x 8*8" (5.41 x 2.66)

The kitchen diner 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, gas ring hob with extractor fan, space for a fridge freezer, and space for a dining table. Additional features include a radiator, tiled flooring, UPVC double glazed windows to the rear elevation, double French doors opening to the rear garden, and access to the utility room

Utility Room

5*6" x 5*3" (1.69 x 1.62)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine, a radiator, tiled flooring, and a composite door opening to the rear garden

W/C

5*6" x 3*10" (1.70 x 1.19)

This space has a low-level flush W/C, a pedestal washbasin with a tiled splashback, and tiled flooring

FIRST FLOOR

Landing

10*1" x 6*8" (3.08 x 2.05)

The landing has carpeted flooring, a built-in cupboard, loft access, and access to the first-floor accommodation

Master Bedroom

15*1" x 12*8" (4.60 x 3.87)

The main bedroom has a UPVC double-glazed window to the front elevation, a radiator, a fitted wardrobe with sliding doors, carpeted flooring, and access to the en-suite

En-Suite

8*0" x 3*10" (2.45 x 1.18)

The en-suite has a low-level flush WC, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring

Bedroom Two

12*10" x 8*9" (3.92 x 2.67)

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

Bedroom Three

9*1" x 8*7" (2.79 x 2.63)

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

Bedroom Four

11*0" x 8*0" (3.36 x 2.46)

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

Bathroom

7*1" x 6*3" (2.18 x 1.93)

The bathroom has a UPVC double-glazed obscure window to the rear elevation, a low-level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and shower screen, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property, there is a lawn with planted bushes and shrubs, access to the rear garden, and a driveway leading to the garage

Garage

16*4" x 8*2" (5.00 x 2.50)

The garage has ample storage and an up-and-over door that opens onto the driveway.

Rear

To the rear of the property is an enclosed garden featuring courtesy lighting, an outside tap, a lawn, a fence-panelled boundary, and gated access

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 Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

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:

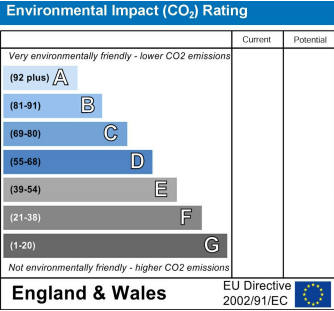
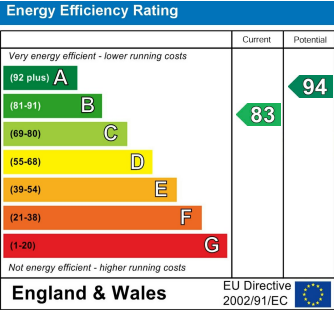
Property Tenure is Freehold

Service Charge PA £126.00

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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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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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