# Holden Copley PREPARE TO BE MOVED

Alford Road, West Bridgford, Nottingham NG2 6GJ

Offers Over £595,000

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#### NO UPWARD CHAIN

# STUNNING DETACHED FAMILY HOME...

This four bedroom detached home boasts spacious accommodation whilst being presented to an exceptional standard and featuring a range of stunning features combining the perfect mix of modern with contemporary living. This property is situated in one of Nottingham's most sought-after residential locations and within easy reach of the centre of West Bridgford, hosting a range of excellent facilities and amenities together with the City Centre and Universities. There is also good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway. Internally, to the ground floor is a porch with an entrance hall, a bay-fronted living room, a W/C and a fitted breakfast kitchen open plan to the dining room. The ground floor is complete with a study and an integral garage. Upstairs on the first floor are three double bedrooms and a single bedroom serviced by a bathroom with a separate W/C and an en-suite to the master. Outside to the front is a driveway providing off-road parking and to the rear is a beautiful feature garden benefiting from multiple seating areas and a well-tended lawn.

MUST BE VIEWED











- Detached House
- Four Bedrooms
- Two Reception Rooms
- Open Plan Kitchen & Dining
   Room
- Ground Floor W/C
- Luxury Flooring
- Two Bathrooms
- Fantastic-Sized Feature
   Garden
- Driveway & Garage
- Sought-After Location









#### **GROUND FLOOR**

#### Porch

The porch has double doors providing access into the accommodation

#### Entrance Hall

 $8^{\circ}0'' \times 13^{\circ}10'' (2.44m \times 4.24m)$ 

The entrance hall has original parquet flooring, a radiator, carpeted stairs, a picture rail, obscure windows to the front elevation and a single obscure door via the porch

#### W/C

 $4*3" \times 2*6"$  (I.3lm × 0.78m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled splashback, tiled flooring, a radiator and a UPVC double-glazed obscure window to the side elevation

### Living Room

 $15^{\circ}7'' \times 12^{\circ}11'' (4.77m \times 3.96m)$ 

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator and a feature fireplace with a decorative surround.

#### Kitchen

 $8^{\circ}9'' \times 9^{\circ}7'' (2.67m \times 2.93m)$ 

The kitchen has a range of fitted base and wall units with a wrap-around worktop and breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated fridge, Karndean wood-effect flooring, tiled splashback, coving to the ceiling, a UPVC double-glazed window to the rear elevation, a single UPVC door to access the garden and open plan to the dining room.

# Dining Room

 $16^{10} \times 12^{0} (5.14 \text{m} \times 3.67 \text{m})$ 

The dining room has Karndean wood-effect flooring, coving to the ceiling, a TV point, two radiators and a UPVC double-glazed bay window to the rear elevation

#### Study

 $13^{\circ}0'' \times 8^{\circ}3'' (3.98m \times 2.54m)$ 

The study has a UPVC double-glazed bay window to the rear elevation, Karndean wood-effect flooring, a radiator and a single door into the garage

#### Garage

8°6" × 16°1" (2.60m × 4.9lm)

### FIRST FLOOR

## Landing One

The landing has a stained-glass window to the side elevation, carpeted flooring, coving to the ceiling, access to the partially boarded loft with lighting via a drop-down ladder and provides access to the first floor accommodation

# Bedroom One

 $15^{\circ}9" \times 11^{\circ}1" (4.82m \times 3.38m)$ 

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, fitted floor to ceiling wardrobes, a radiator and access into the en-suite

### En-Suite

7°0" × 2°6" (2,15m × 0,78m)

The en-suite has a wall-mounted wash basin, a shower enclosure with a mains-fed shower and a bi-folding shower screen, a chrome heated towel rail, partially tiled walls and recessed spotlights

# Bedroom Two

 $13^{\circ}7'' \times 12^{\circ}0''$  (4.16m × 3.68m)

The second bedroom has a UPVC double-glazed bay window to the rear elevation, carpeted flooring, a radiator and coving to the ceiling

#### Bedroom Three

 $15^{\circ}8'' \times 8^{\circ}6'' (4.78m \times 2.59m)$ 

The third bedroom has a UPVC double-glazed window to the front and rear elevation, carpeted flooring, coving to the ceiling and a radiator

## Bedroom Four

 $8^{*}$ l"  $\times$   $8^{*}$ 0" (2.48m  $\times$  2.44m)

The fourth bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, coving to the ceiling and fitted floor to ceiling wardrobes

#### W/C

 $5^{\circ}6'' \times 2^{\circ}9'' \text{ (I.70m} \times 0.84\text{m)}$ 

This space has a low level flush W/C, vinyl flooring and a UPVC double-glazed obscure window to the side elevation  $\,$ 

#### Bathroom

 $6^{5}$ " ×  $8^{9}$ " (1.97m × 2.69m)

The bathroom has a pedestal wash basin, a panelled bath with an overhead shower fixture, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, vinyl flooring, fully tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

#### **OUTSIDE**

#### Front

To the front of the property is a driveway with access into the garage, a newly-installed EV charging point and a range of plants and shrubs

#### Rear

To the rear is a private enclosed garden with multiple patio areas, a lawn, a range of plants and shrubs, six outdoor power sockets, courtesy lighting, an outdoor tap, a water feature, a shed, a wooden pergola and fence panelling

# 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

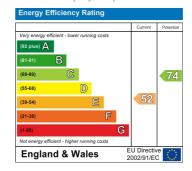
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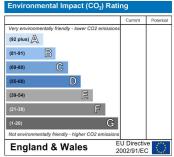
The vendor has advised the following: Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
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