

# HoldenCopley

PREPARE TO BE MOVED

Stanhope Drive, West Bridgford, Nottinghamshire NG2 7FP

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Guide Price £375,000 - £400,000



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LOCATION, LOCATION, LOCATION...

Situated in the highly regarded West Bridgford location, this well-presented three-bedroom detached family home offers a fantastic opportunity for buyers seeking a property in a prime residential location, close to excellent local amenities, schools, and transport links. To the ground floor, the accommodation comprises an inviting entrance hall, a bay-fronted living room featuring a decorative fireplace, and open access through to the dining room with French door-style access to the rear garden. The fitted kitchen benefits from a range of wall and base units, integrated appliances, useful understairs storage, and side access. Upstairs, there are three well-proportioned bedrooms, including a generous main bedroom with a bay window and a second bedroom with fitted wardrobes. The first floor is completed by a modern three-piece shower room and a separate W/C. Outside, the property boasts off-street parking, a garage with power and lighting, and a private enclosed rear garden with a patio seating area - ideal for outdoor entertaining. This home enjoys a prime location & spacious accommodation, and is move-in ready!

MUST BE VIEWED







- Detached Family Home
- Three Well-Proportioned Bedrooms
- Bay-Fronted Living Room With A Feature Fireplace
- Open Access Dining Room
- Fitted Kitchen & Appliances
- Three Piece Shower Room Suite & W/C
- Off-Street Parking & Garage
- Private Enclosed Garden
- Fantastic Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'5" x 13'10" (1.96m x 4.22m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, UPVC double-glazed obscure windows to the front elevation, and a UPVC door leading into the accommodation.

Living Room

10'11" x 16'7" (3.35m x 5.08m)

The living room has wood-effect flooring, a radiator, a feature fireplace with a decorative surround and a hearth, coving to the ceiling, a UPVC double-glazed bay window to the front elevation, and open access into the dining room.

Dining Room

9'8" x 8'11" (2.95m x 2.74m)

The dining room has wood-effect flooring, a radiator, a serving hatch, coving to the ceiling, UPVC double-glazed windows to the rear elevation, and a UPVC door leading out to the rear garden.

Kitchen

9'8" x 8'7" (2.95m x 2.63m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, a freestanding cooker with a concealed extractor fan, a washing machine, a tumble dryer, an understairs storage nook, an overhead cupboard, tiled flooring, partially tiled walls, a UPVC double-glazed window to the rear elevation, and a single door providing side access.

FIRST FLOOR

Landing

3'11" x 10'7" (1.21m x 3.23m)

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

Master Bedroom

13'8" x 8'1" (4.18m x 2.48m)

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

Bedroom Two

10'7" x 12'8" (3.24m x 3.87m)

The second bedroom has carpeted flooring, a radiator, a range of fitted wardrobes with spotlights, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'1" x 6'11" (2.48m x 2.11m)

The third bedroom has carpeted flooring, a radiator, a built-in wardrobe, coving to the ceiling, access to the loft, and a UPVC double-glazed window to the first elevation.

Shower Room

6'9" x 5'3" (2.07m x 1.61m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower with a ceiling-mounted overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

W/C

4'1" x 3'5" (1.27m x 1.05m)

This space has a low level flush W/C, a vanity style wash basin with a mixer tap, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking and access to the garage, a lawn with decorative greenery, and boundaries made up of brick wall and hedges.

Garage

8'8" x 20'1" (2.65m x 6.14m)

The garage has lighting and electricity.

Rear

To the rear of the property is a private enclosed garden with a block paved patio seating area, planted borders, and boundaries made up of hedges and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

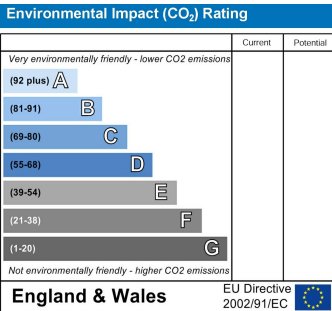
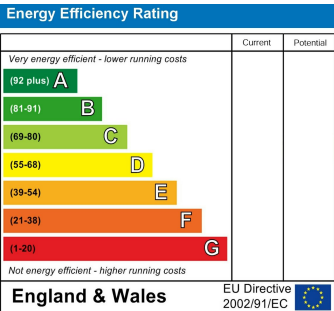
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is freehold.

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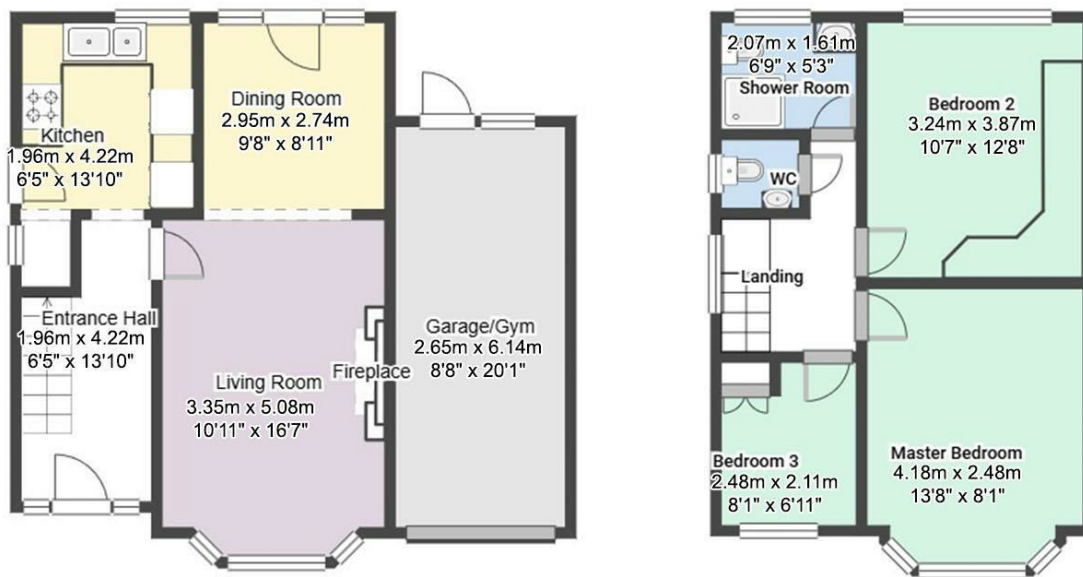
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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