

HoldenCopley

PREPARE TO BE MOVED

Holme Grove, West Bridgford, Nottinghamshire NG2 5AH

Offers In Excess Of £450,000

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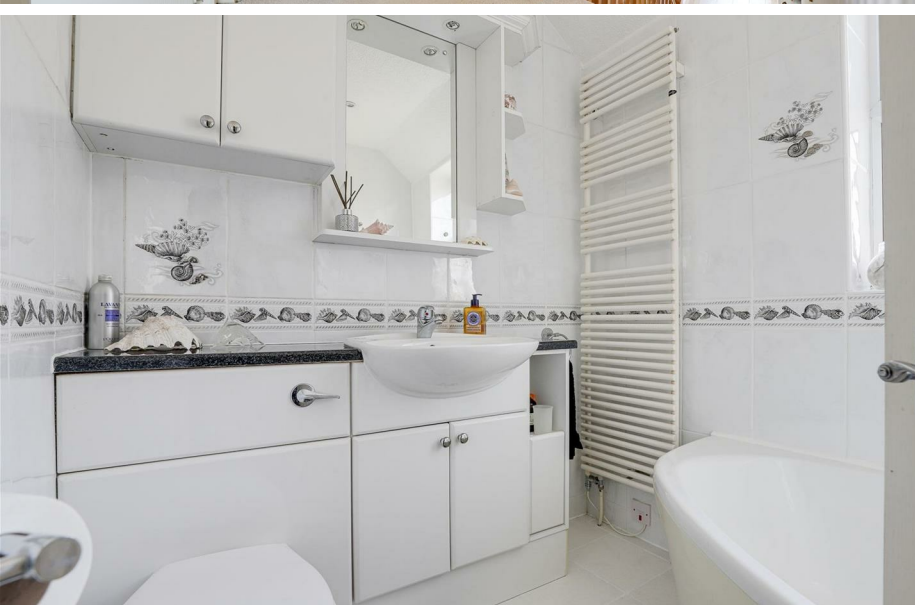
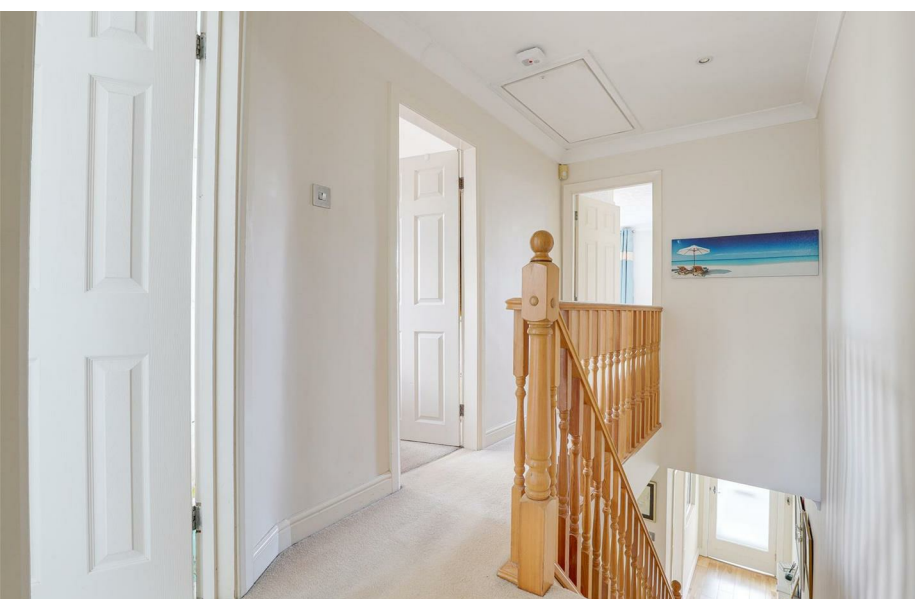


LOCATION, LOCATION, LOCATION...

This well presented semi-detached home is situated in a highly sought-after location. Tucked away on a quiet no-through road, the property provides easy access to excellent schools, a variety of shops, and numerous local amenities. Just a short stroll away, Adbolton Lane Playing Fields and scenic riverside walks along the Trent offer wonderful outdoor spaces for leisure and relaxation. As you step inside, the welcoming porch leads into a spacious hallway that sets the tone for the rest of the home. To the front of the property, the dining room is filled with natural light from an elegant bow window. The well-appointed fitted kitchen is designed with both style and practicality in mind, featuring a central island that serves as a focal point for cooking and socialising. From the kitchen, there is access to a useful utility room, a cellar for additional storage, and a ground-floor W/C, enhancing the home's functionality. Along with access into the living room at the rear with sliding patio doors opening to the rear garden. The first floor offers three well-proportioned bedrooms. The main bedroom benefits from a private en-suite, while the remaining bedrooms are served by a modern three-piece family bathroom, making the home ideal for families, professionals, or those looking to downsize without compromising on space. Outside, the property boasts a block-paved courtyard and driveway to the front, providing off-road parking. Gated access leads to the well maintained, south-facing rear garden, which offers a peaceful retreat with a combination of patio spaces, a gravelled area, and a well-tended lawn. The garden is framed by established planted borders filled with shrubs and bushes, adding charm and privacy. A further patio area, complete with a shed, provides additional outdoor space for relaxation or entertaining. Enclosed by fencing, the garden offers a safe and private environment.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen & Utility Room
- Cellar
- Three Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Main Bedroom
- Off-Street Parking
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, and a UPVC double glazed door opening to the front garden.

Hall

5*8" x 20*0" (1.73m x 6.10m)

The hall has solid oak wood flooring, carpeted stairs, coving to the ceiling, recessed spotlights, a radiator, and a door providing access into the accommodation.

Dining Room

12*4" x 12*11" (3.78m x 3.96m)

The dining room has a UPVC double glazed bow window to the front elevation, two UPVC double glazed windows to the side elevation, a radiator, coving to the ceiling, a recessed chimney breast alcove, solid oak wood flooring, and opening access into the sitting room.

Sitting room

12*0" x 10*6" (3.68m x 3.21m)

The sitting room has two UPVC double glazed windows to the rear and side elevation, a feature fireplace with a decorative surround, a TV point, a radiator, and solid oak wood flooring.

kitchen

19*10" x 10*5" (6.05m x 3.20m)

The kitchen has a range of fitted base and wall units with Quartz worktops and a central island, a sink and half with a swan neck mixer tap and drainer, an integrated oven, a Induction hob and extractor fan, an integrated larder fridge, an integrated dishwasher, an under-counter integrated freezer, a vertical radiator, recessed spotlights, laminate flooring, three UPVC double glazed windows to the rear and side elevation, access to the cellar, and access into the utility room.

Utility Room

4*2" x 10*4" (1.29m x 3.17m)

The utility room has tiled flooring, a worktop, space and plumbing for a washing machine, space for a tumble dryer, UPVC double glazed windows and roof, and a UPVC door providing access to the rear garden.

Living Room

14*11" x 13*7" (4.55m x 4.16m)

The living room has a UPVC double glazed widow to the side elevation, a radiator, a wall-mounted heater, coving to the ceiling, a TV point, recessed spotlights, carpeted flooring, and sliding patio doors providing access to the rear garden.

W/C

2*7" x 4*11" (0.81m x 1.50m)

This space has a low level flush W/C, a wall-mounted wash basin, coving to the ceiling, partially tiled walls, and carpeted flooring.

BASEMENT

Cellar

15*8" x 11*6" (4.79m x 3.51m)

The cellar has lighting, electrics, and ample storage.

FIRST FLOOR

Landing

16*2" x 5*10" (4.94m x 1.80m)

The landing has carpeted flooring, coving to the ceiling, recessed spotlights, access into the boarded loft with lighting via a pull down ladder, and access to the first floor accommodation.

Bedroom One

15*2" x 12*9" (4.63m x 3.90m)

The first bedroom has two UPVC double glazed windows to the front elevation, a range of fitted furniture including wardrobes and a dressing table, coving to the ceiling, carpeted flooring, and access into the en-suite.

En-Suite

5*3" x 11*8" (1.61m x 3.58m)

The en-suite has a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, coving to the ceiling, recessed spotlights, floor-to-ceiling tiling, and laminate flooring.

Bedroom Two

10*4" x 12*0" (3.16m x 3.68m)

The second bedroom has two UPVC double glazed windows to the rear and side elevation, a radiator, and carpeted flooring.

Bedroom Three

9*2" x 11*1" (2.80m x 3.40m)

The third bedroom has a UPVC double glazed window to the rear elevation, a vertical radiator, a range of fitted furniture including wardrobes, overhead cupboards and bedside tables, and carpeted flooring.

Bathroom

6*1" x 6*10" (1.86m x 2.10m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a counter top wash basin, a corner bath with a mixer tap and handheld shower fixture, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a block paved courtyard and driveway, and gated access to the rear garden.

Rear

To the rear of the property is a south facing enclosed garden with a patio, a gravelled area, planted borders with established plants, shrubs and bushes, a lawn, a further patio area with a shed, 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 - Some coverage of 3G & 5G

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 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:

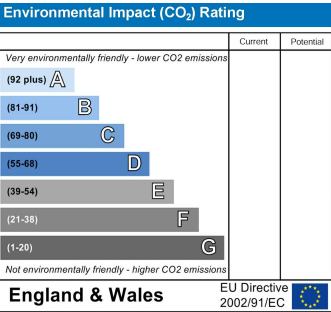
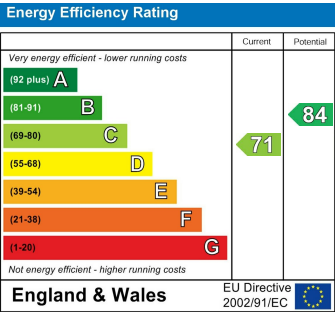
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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