

HoldenCopley

PREPARE TO BE MOVED

Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GG

Guide Price £450,000

Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GG



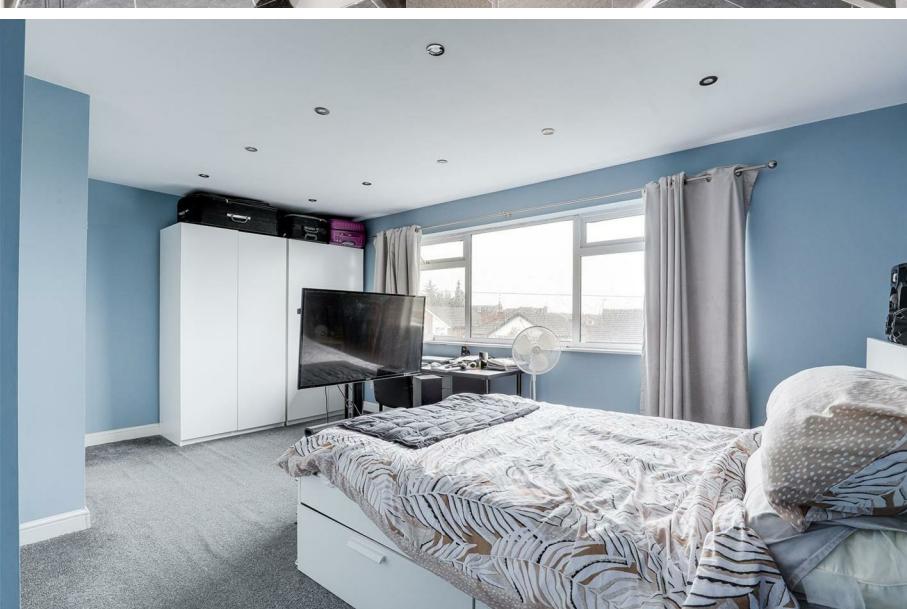
GUIDE PRICE £450,000 TO £475,000

EXTENDED FAMILY HOME...

This extended four-bedroom detached house offers a light-filled and spacious layout, making it the perfect home for a growing family. Situated in the highly desirable location of West Bridgford, the property benefits from being within easy reach of a wide range of excellent facilities, local amenities, and vibrant city life, including Nottingham's City Centre and Universities. With excellent transport links nearby, such as regular bus routes and easy access to regional and national hubs, the property also enjoys a fast train service to London from both Nottingham and East Midlands Parkway. For families, the home falls within the catchment area for outstanding schools, including The West Bridgford School and Heymann Primary & Nursery School. The ground floor boasts an entrance hall, a convenient W/C, three spacious reception rooms, and a very large open-plan breakfast kitchen and dining area—ideal for both family living and entertaining. A separate utility room and access to the integral garage further enhance the practicality of the home. Upstairs, the first floor offers four generously sized double bedrooms, with the master bedroom featuring a walk-in closet space and an en-suite. The other bedrooms are serviced by a family bathroom suite. Outside, the front of the property provides off-road parking for multiple cars on a driveway, while the rear showcases a private multi-level garden with multiple patio areas, perfect for outdoor dining and relaxation.

MUST BE VIEWED





- Extended Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Large Modern Fitted Kitchen Diner
- Utility & W/C
- Two Modern Bathroom Suites
- Garage & Driveway
- Private Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'8" x 11'9" (2.66m x 3.59m)

The entrance hall has tiled flooring, a vertical radiator, recessed spotlights, carpeted flooring, and a composite door providing access into the accommodation.

Living Room

17'10" x 12'2" (5.46m x 3.71m)

The living room has a UPVC double-glazed window to the front elevation, LVT flooring, a radiator, a TV point, a tiled chimney breast with a wall-mounted electric fireplace, and recessed spotlights.

Play Room

8'10" x 13'7" (2.71m x 4.15m)

The play room has LVT flooring, two UPVC double-glazed obscure windows to the side elevation, recessed spotlights, a radiator, and an in-built cupboard.

W/C

9'3" x 3'6" (2.83m x 1.07m)

This space has a concealed dual flush W/C, a wash basin, a chrome heated towel rail, floor-to-ceiling tiles, an extractor fan, and recessed spotlights.

Kitchen Diner

16'5" x 17'10" (5.01m x 5.46m)

The kitchen has a range of fitted base and wall units with wooden worktops and a breakfast bar, a sink and a half with a movable swan neck mixer tap and drainer, an integrated dishwasher, a freestanding range cooker with a gas hob and extractor fan, space for an American-style fridge freezer, recessed spotlights, open plan to a dining area, a combination of two types of LVT flooring, a radiator, tiled splashback, a partially-vaulted ceiling with two Velux windows, a UPVC double-glazed window to the rear elevation, and a sliding patio door to access the garden.

Utility Room

5'3" x 4'6" (1.61m x 1.39m)

This room has space and plumbing for a washing machine and wood-effect flooring.

Study

7'6" x 14'9" (2.31m x 4.52m)

The study has LVT flooring, a radiator, a ceiling strip light, a single internal door into the garage, and double UPVC doors opening out to the rear garden.

Garage

22'2" x 7'2" (6.76m x 2.19m)

The garage has a ceiling strip light, a wall-mounted boiler and consumer unit, and a roller shutter door opening out onto the front driveway.

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed spotlights, a radiator, two UPVC double-glazed obscure windows to the side elevation, and provides access to the first floor accommodation.

Bedroom One

16'3" x 13'5" (4.96m x 4.10m)

The first bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, recessed spotlights, a TV point, a radiator, an in-built closet space, and access into the en-suite.

Walk-In-Closet

4'1" x 7'3" (1.25m x 2.21m)

This space has carpeted flooring and recessed spotlights.

En-Suite

7'6" x 8'7" (2.30m x 2.63m)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage underneath and a wall-mounted mirror, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, floor-to-ceiling tiles, recessed spotlights, and an extractor fan.

Bedroom Two

13'8" x 18'0" (4.18m x 5.49m)

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

Bedroom Three

16'7" x 11'1" (5.08m x 3.40m)

The third bedroom has a UPVC double-glazed window to the front elevation, a TV point, LVT flooring, recessed spotlights, and a radiator.

Bedroom Four

11'0" x 9'4" (3.36m x 2.85m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, LVT flooring, a radiator, a TV point, and recessed spotlights.

Bathroom

6'10" x 10'1" (2.01m x 3.09m)

The bathroom has a concealed flush W/C, a wash basin with fitted storage underneath and a wall-mounted mirror, a corner-fitted bath with an overhead rainfall shower and a handheld shower head, a shower screen, a chrome heated towel rail, floor-to-ceiling tiles, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a tarmac driveway with access into the garage, courtesy lighting, and side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, an outdoor tap, steps leading up to a further patio area and lawn, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, CityFibre

Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)

Phone Signal – Mostly 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 – No flooding in the past 5 years+

Area - Low risk for surface water / very low for rivers & the sea

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	75	82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.

© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.