

# HoldenCopley

PREPARE TO BE MOVED

Leahurst Road, West Bridgford, Nottinghamshire NG2 6JD

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£1,250,000

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## PREPARE TO BE IMPRESSED...

This beautifully presented detached family home is situated in a highly sought-after location, offering convenient access to well-regarded schools, local shops, a variety of eateries, and numerous amenities, along with excellent transport links into Nottingham city centre and the surrounding areas. Designed with a growing family in mind, the property welcomes you with an inviting entrance hall that leads into a lounge featuring a square bay window. A separate living room includes a cast iron open fire and bi-folding doors that open into the garden room. The garden room is finished with flagstone flooring, Velux windows, and three sets of bi-folding doors that provide direct access to the south-facing rear garden, including a gable-roofed terrace. The modern kitchen is thoughtfully designed with a central island and breakfast bar, with bi-folding doors extending onto the garden, and is complemented by a generous utility room and a ground floor shower room. Underfloor heating is present throughout the ground floor. Upstairs, there are four double bedrooms, two of which include fitted wardrobes, along with a four-piece bathroom suite. The second floor offers an additional double bedroom complete with an en-suite bathroom with underfloor heating, a dressing room with fitted wardrobes and French doors opening onto a Juliet balcony. Externally, the property benefits from a block-paved driveway providing parking for several vehicles, garage access, courtesy lighting, and wiring ready for an electric vehicle charging point. The fully enclosed south-facing rear garden is thoughtfully designed with PIR lighting, an external tap, electrical outlets, a flagstone patio with a pergola, and a partially decked area with a hot tub. It also features a lawn, two garden sheds, and a smart greenhouse with a half-brick base and concrete floor, while boundaries are formed from a combination of hedge, fence and brick wall.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms - Garden Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor Shower Room
- En-suite & Dressing Room To The Top Floor Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

18'5" x 5'8" (5.62m x 1.73m)

The entrance hall has solid oak flooring, carpeted stairs, an in-built cupboard, a radiator, a picture rail, and a solid oak door providing access into the accommodation.

### Lounge

11'5" x 14'6" (3.50m x 4.43m)

The lounge has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, a picture rail, and solid oak flooring.

### Living Room

11'5" x 18'11" (3.48m x 5.78m)

The living room has a UPVC double glazed window to the front elevation, two radiators, a picture rail, decorative ceiling beams, dimmable ceiling lighting, a cast iron open feature fireplace with a solid oak surround and tiled hearth, solid oak flooring, and bi-folding doors opening into the garden room.

### Garden Room

18'9" x 18'8" (5.73m x 5.71m)

The garden room features flagged natural stone flooring with underfloor heating, a TV point, a fitted base unit, and an in-built cupboard. Recessed spotlights provide subtle illumination, while four Velux windows bring in abundant natural light. Dimmable ceiling and wall lighting. Three bi-folding doors open seamlessly onto the rear garden, creating a bright and versatile space.

### Kitchen

23'8" x 12'10" (max) (7.22m x 3.92m (max))

The German (Häcker) Kitchen has a range of modern fitted base and wall units with Königstone worktops, a central island with a breakfast bar, an under-mounted sink with a Quooker cube mixer tap system, an integrated Neff oven, an integrated Neff combi microwave/oven, a Neff hob with an integrated extractor fan, an integrated Neff dishwasher, an integrated Neff warming plate, space for an Americanridge freezer, two Vertical radiators, a recessed chimney breast alcove housing a log burner and wood store, large tiled travertine flooring with under-floor heating, a Velux window, and bi-folding doors opening to the rear garden.

### Utility Room

15'4" x 18'0" max (4.69m x 5.50m max)

The utility room has a range of fitted Häcker base and wall units with worktops, a porcelain sink with a swan neck mixer tap, an integrated NEFF upright Freezer, space and plumbing for a washing machine, space for a tumble dryer, an integrated 2 temperature wine fridge, two Vertical radiators, recessed spotlights, a Velux window, large travertine tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the side elevation.

### Shower Room

10'0" x 6'0" (3.06m x 1.85m)

The shower room has a UPVC double glaze obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wall-mounted wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and tiled flooring with under-floor heating.

## FIRST FLOOR

### Landing

9'7" x 8'3" (2.93m x 2.53m)

The landing has engineered oak wood flooring, a picture rail, and access to the first floor accommodation.

### Bedroom One

16'2" x 9'6" (4.93m x 2.89m)

The first bedroom has a UPVC double glazed square bay window to the front elevation, a radiator, a range of fitted wardrobes, a double door in-built cupboard, recessed spotlights, a picture rail, and engineered oak wood flooring.

### Bedroom Three

9'5" x 12'9" (2.89m x 3.91m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted wardrobes & bedside tables, a double door in-built cupboard, a picture rail, and engineered oak wood flooring.

### Bedroom Four

10'11" x 8'5" (3.35m x 2.57m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, and engineered oak wood flooring.

### Bedroom Five

12'5" x 8'3" (3.79m x 2.52m)

The fifth bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, and engineered oak wood flooring and CCTV receiver hub.

### Bathroom

8'3" x 8'7" (2.52m x 2.64m)

The bathroom has two UPVC double glazed obscure windows to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a freestanding bath with wall-mounted central mixer taps, a walk-in shower with a wall-mounted rainfall shower fixture, a chrome heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

## SECOND FLOOR

### Bedroom Two

12'8" x 23'5" max (3.87m x 7.16m max)

The second bedroom has a UPVC double glazed window to the rear elevation, three Velux windows, eaves storage, a radiator, recessed spotlights, wooden beams to the walls, engineered oak wood flooring, access into the en-suite and carpeted stairs down to the dressing room.

### En-Suite

8'4" x 5'10" (2.55m x 1.80m)

The en-suite has a Velux window, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a ceiling mounted rainfall shower head, a chrome heated towel rail, partially tiled walls, and tiled flooring with underfloor heating.

### Dressing Room

9'3" x 10'11" (2.82m x 3.33m)

The dressing room has a radiator, a range of fitted wardrobes, recessed spotlights, beams to the ceiling, engineered oak wood flooring, and French doors opening to a Juliet balcony.

## OUTSIDE

### Front

To the front of the property, there is courtesy lighting, two CCTV cameras wiring ready for an electric vehicle charging point, a block-paved driveway accommodating several vehicles, and access to the garage.

### Garage

10'4" x 16'10" (3.16m x 5.14m)

The garage has a door opening to the rear garden, lighting, electrics, ample storage, and an electrical up-and-over door opening out to the driveway.

### Rear

To the rear of the property is a south-facing enclosed garden, equipped with PIR lighting, three CCTV cameras, electrical outlets. The space includes a flagstone patio with a pergola, a partially decked area with a hot tub, and a gable-roofed terrace that leads into the garden room. The garden also features a lawn with circular patio area, two sheds, a smart dwarf-walled greenhouse with a concrete floor, and boundaries formed from a mix of hedge and brick wall.

## 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 Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F

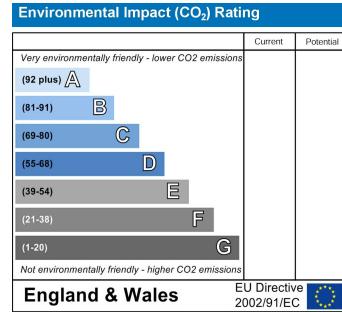
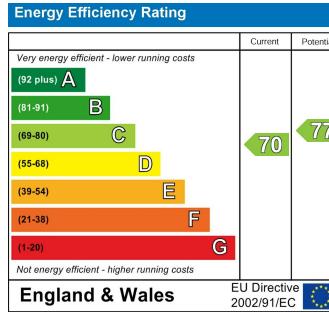
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The vendor has advised the following:  
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**This floorplan is for illustrative purposes only.**

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