

HoldenCopley

PREPARE TO BE MOVED

Harrow Road, West Bridgford, Nottinghamshire NG2 7DY

£550,000

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BEAUTIFULLY PRESENTED DETACHED HOUSE...

This three-bedroom detached house offers spacious, contemporary accommodation throughout and is perfect for a wide range of buyers looking for a home they can move straight into. Located in the highly sought-after area of West Bridgford, the property enjoys a prime position within easy reach of top-rated schools, an excellent variety of shops, cafés, bars, and restaurants, as well as superb transport links providing quick access into Nottingham City Centre and beyond. West Bridgford is also renowned for its abundance of green open spaces, including The Embankment and Bridgford Park, making it an ideal setting for both families and professionals. To the ground floor, the accommodation comprises a porch leading into an entrance hall, a bright bay-fronted reception room, and a modern open-plan kitchen diner featuring integrated appliances and large patio doors providing access out to the rear garden. Completing the ground floor is a useful utility, a W/C, and a garage. The first floor boasts three well-proportioned bedrooms, a four-piece family bathroom, and access to a boarded loft, offering excellent additional storage. The property has benefited from a number of recent improvements, including a brand new kitchen with newly fitted integrated appliances, a new bathroom, new carpets throughout and full redecoration. Outside, the front of the property offers a driveway providing off-street parking, along with an attractive garden constructed from wooden railway sleepers, filled with mature planting. The rear of the home presents a beautifully maintained, private garden that has been professionally landscaped by local company Aquaroc. It features a paved patio seating area, a lawn, a decorative pebbled section and a range of established shrubs and fruit trees, including apple and Victoria plum.

NO UPWARD CHAIN





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Bay Fronted Reception Room
- Ground Floor W/C & Utility
- Four Piece Bathroom Suite
- Off-Road Parking & Garage
- Private Well Established Garden
- Highly Sought After Location
- No Upward Chain





GROUND FLOOR

Porch

2'10" x 4'3" (0.88m x 1.31m)

The porch has an entrance mat and double wooden French doors.

Cupboard

2'0" x 2'9" (0.61m x 0.85m)

The cupboard has LVT flooring, shelving, a coat rail and an internal window.

Entrance Hall

7'3" x 9'8" (2.23m x 2.97m)

The entrance hall has a UPVC double-glazed obscure window to the side elevation, LVT flooring, carpeted stairs, a built-in cupboard, a radiator and a single wooden door providing access into the accommodation.

Living Room

14'0" x 11'4" (4.29m x 3.46m)

The living room has a UPVC double-glazed bay window to the front elevation, LVT flooring, a radiator and double French doors providing access into the kitchen-diner.

Kitchen-Diner

18'8" x 18'9" (5.71m x 5.74m)

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, an integrated double oven, dishwasher and fridge-freezer, a hob with an extractor hood, an undermount sink with draining grooves and a swan neck mixer tap, LVT flooring, a vertical radiator, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC sliding patio doors providing access out to the garden.

Utility

6'8" x 7'2" (2.05m x 2.19m)

The utility has space and plumbing for a washing machine and tumble dryer, shelving, ceramic tiled flooring and open access into the W/C.

W/C

2'7" x 4'3" (0.80m x 1.30m)

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

FIRST FLOOR

Landing

7'3" x 7'3" (2.21m x 2.21m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

11'5" x 14'1" (3.48m x 4.30m)

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

Bedroom Two

11'5" x 13'0" (3.48m x 3.97m)

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

Bedroom Three

7'3" x 9'6" (2.23m x 2.91m)

The third bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring and a radiator.

Bathroom

9'5" x 7'3" (2.88m x 2.21m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted double-ended bath, a walk-in shower enclosure with a mains-fed over the head rainfall shower, a hand-held shower and waterproof wall panelling, patterned ceramic tiled flooring, ceramic tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway for one vehicle, a garden made from wooden railway sleepers with mature shrubs and trees, courtesy lighting and a single gate providing rear access.

Garage

7'11" x 19'5" (2.42m x 5.92m)

The garage has lighting, a wall-mounted boiler, double garage doors and a single door providing access out to the garden.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, a pebbled section, mature shrubs and fruit trees including apple and Victoria plum, courtesy lighting and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1800 Mbps & Highest upload speed at 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

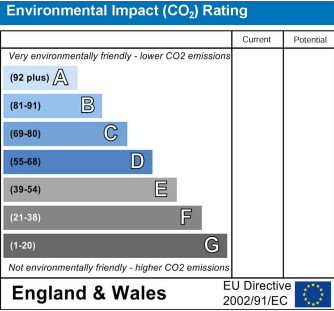
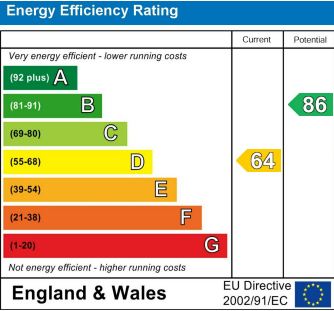
The vendor has advised the following:

Property Tenure is Freehold

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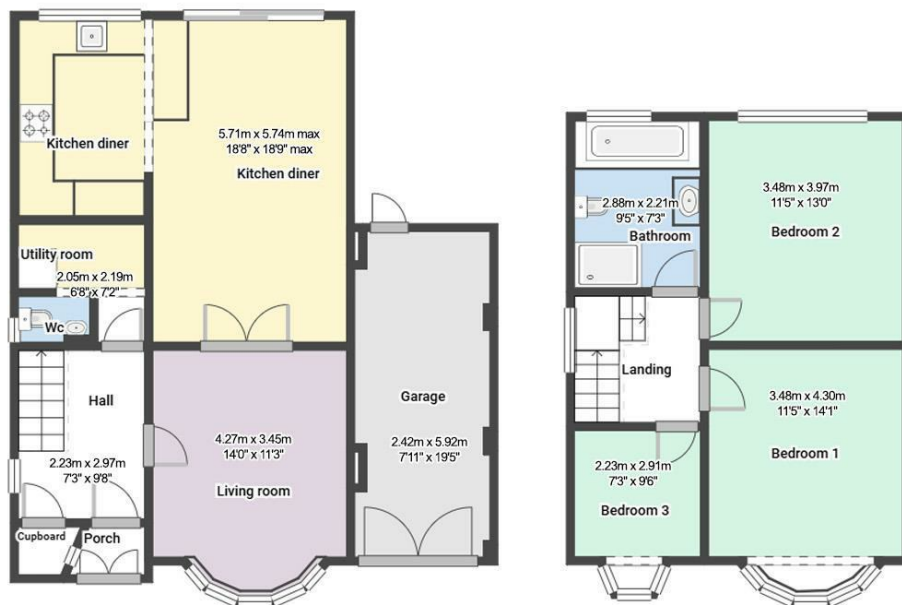
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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01156712555

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

www.holdencopley.co.uk

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