

HoldenCopley

PREPARE TO BE MOVED

Julian Road, West Bridgford, Nottinghamshire NG2 5AP

Guide Price £380,000 - £420,000

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GUIDE PRICE: £380,000 - £400,000

SOUGHT AFTER LOCATION...

This four bedroom house is situated in one of Nottingham's most sought after residential locations and within reach of various local amenities including The River Trent and Holme Pierre Point together with easy access into the City Centre and Universities, a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to Rushcliffe School and Lady Bay Primary School. This property boasts spacious accommodation spanning across three floors and would be a great purchase for any growing family as it's ready for you to move straight in! To the ground floor is an entrance hall, two reception rooms with bi-folding doors, a shower room and a fitted kitchen. The first floor offers three double bedrooms serviced by a modern bathroom suite and upstairs on the second floor is a further double bedroom benefiting from a walk in wardrobe and an en-suite. Outside to the front is a driveway providing off road parking for two cars and to the rear is a generous sized garden with two sheds.

MUST BE VIEWED





- Semi-Detached House
- Three Storey
- Four Double Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Fitted Kitchen
- Generous Sized Garden
- Off Road Parking
- Plenty Of Storage Space
- Sought After Location





GROUND FLOOR

Entrance Hall

The entrance hall has engineered wooden flooring, carpeted stairs, a radiator, a UPVC double glazed window to the side elevation, a fitted base cupboard and a composite front door providing access into the accommodation

Living Room

12'1" x 9'6" (3.7 x 2.9)

The living room has a UPVC double glazed bay window to the front elevation, engineered wooden flooring, a radiator, coving to the ceiling, a TV point and wooden bi-folding doors with glass inserts leading into the dining room

Dining Room

12'9" x 12'5" (3.9 x 3.8)

The dining room has engineered wooden flooring, coving to the ceiling, a vertical radiator, a feature open fireplace with a decorative surround and double French doors opening out to the rear garden

Kitchen

8'2" x 8'6" (2.5 x 2.6)

The kitchen has a range of fitted base and wall units with wood effect rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, a freestanding gas cooker with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a wall mounted Worcester Bosch combi-boiler, vinyl flooring and a UPVC double glazed window to the rear elevation

Shower Room

2'7" x 7'10" (0.8 x 2.4)

This space has a low level dual flush W/C, a vanity unit wash basin with a mono mixer tap, a shower enclosure with a glass shower screen and a mains-fed power shower, Porcelain tiled flooring, tiled splash back, a radiator and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

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

Bedroom Two

9'6" x 12'1" (2.9 x 3.7)

The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, a freestanding pine triple wardrobe with drawers, coving to the ceiling and a fire safety door

Bedroom Three

9'2" x 12'5" (2.8 x 3.8)

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, original in-built cupboards and a fire safety door

Bedroom Four

8'2" x 12'5" (2.5 x 3.8)

The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and a fire safety door

Bathroom

5'6" x 6'6" (1.7 x 2.0)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, a sensor motion mirror, a *P* shaped bath with an overhead mains-fed power shower and a shower screen, Porcelain tiled flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, a UPVC double glazed obscure window to the front elevation and a fire safety door

SECOND FLOOR

Master Bedroom

9'2" x 16'0" (2.8 x 4.9)

The main bedroom has a Velux window to the front elevation, a UPVC double glazed window to the rear elevation, carpeted flooring, eaves storage, a radiator, a walk in wardrobe and access to the en-suite

En-Suite

6'10" x 5'10" (2.1 x 1.8)

The en-suite has a concealed dual flush W/C, a vanity unit wash basin with a mono mixer tap, a corner fitted shower enclosure with a mains-fed power shower, Porcelain tiled flooring, tiled splash back, a chrome heated towel rail, recessed spotlights, an extractor fan and a Velux window to the front elevation

OUTSIDE

Front

To the front of the property is a block paved driveway and hedged borders

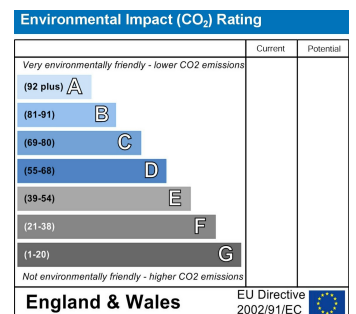
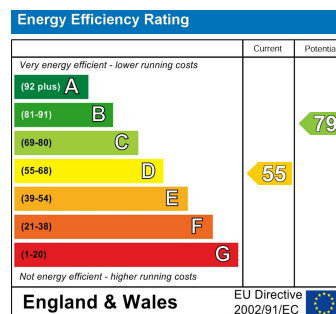
Rear

To the rear of the property is a private enclosed west-facing garden with an outdoor tap, a lawn, two sheds, a range of mature trees, plants and shrubs, hedged borders, fence panelling and gated access via a shared alleyway

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
405.26 Sq Ft - 37.65 Sq M
Approx. Gross Internal Area of the Entire Property:
1038.61 Sq Ft - 96.49 Sq M

Approx. Gross Internal Area of the 1st floor:
403.65 Sq Ft - 37.5 Sq M
Approx. Gross Internal Area of the Entire Property:
1038.61 Sq Ft - 96.49 Sq M

All sizes and areas are approximate and 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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