

HoldenCopley

PREPARE TO BE MOVED

Hound Road, West Bridgford, Nottinghamshire NG2 6AH

£1,200,000

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SOMETHING VERY SPECIAL

This handsome Victorian house is situated in a prime position for any cricket or football fan - the top floor enjoys a balcony over looking Trent Bridge cricket ground. The house has had an extensive total refurbishment with a total re-wire, all sash windows reconditioned and in working order, under-floor heating on all four floors and custom wifi/cinema installation. No expense has been spared - every room has been transformed. The property would make a fantastic home for any growing family as it is within excellent school catchments and close to all of West Bridgford's amenities. To the ground floor there is a stunning entrance hallway, good sized reception room, high spec kitchen which flows into the dining room and an additional reception room. There is also a utility and WC. A bespoke staircase with glass/stainless steel balustrades leads down to the lower level which has been fully tanked and houses a cinema room and wine cellar. The first floor has three double bedrooms - one with en-suite and an amazing walk-in shower room. The top floor has two further double bedrooms - the master having a dressing area and balcony. The top floor is completed by a family bathroom. The attic space has been boarded out so could easily be converted to another floor. Outside the property there is secure parking via electric gates and to the rear there is a beautiful landscaped private garden with a good array of established plants and shrubs.

NO UPWARD CHAIN





- Victorian House
- Four Storey
- Five Bedrooms
- Three Bathrooms
- Two Receptions
- Cinema Room
- Wine Cellar
- High Spec Kitchen and Utility
- Plenty Of Original Features
- Electric Gated Driveway





ACCOMMODATION

Ground Floor:

Reception Hall

The hallway has a replicated stained glass door with original panels, a feature tiled floor with underfloor heating, an ornamental radiator and provides access to the accommodation

Reception Room

13'5" x 13'5" (4.11 x 4.11)
This room has a bay window, Porcelonosa tiled flooring with underfloor heating, TV point, a state of the art gas wall fire and a further sash window

Dining Room

13'1" x 12'5" (4.00 x 3.80)
This room has a sash window, Porcelonosa tiled flooring with underfloor heating and a state of the art gas wall fire

Kitchen

20'6" x 12'11" (6.27 x 3.96)
The bespoke kitchen has a range of base and wall units, a range of integrated appliances, an island with Dekton work surfaces, hob, sink with mixer taps, plinth lighting, Porcelonosa tiled flooring with underfloor heating and recessed spotlights

Dining Space

12'9" x 11'11" (3.89 x 3.65)
This room has Porcelonosa tiled flooring with underfloor heating, two skylight windows, recessed spotlights and bi-folding doors leading to the garden

Utility

9'4" x 6'6" (2.85 x 2.00)
The utility space has a range of storage, an inset sink with mixer taps, washer/dryer space, Porcelonosa tiled flooring with underfloor heating and a sash window

WC

This room has a low level flush WC, hand basin with vanity storage, underfloor heating and a sash window

Basement:

Cinema Room

12'8" x 11'9" (3.88 x 3.60)
The cinema room has recessed spotlights and underfloor heating

Cellar

12'5" x 10'9" (3.80 x 3.30)
This room has space for storage and underfloor heating

Wine Cellar

This room has ample storage for a wine collection

First Floor:

Master Bedroom

19'8" x 13'9" (6.00 x 4.20)
The main bedroom has a bay window, two further sash windows, underfloor heating and a TV point

En Suite

The en-suite has a walk in shower enclosure with mains fed rainfall shower, low level flush WC, hand basin, recessed spotlights, tiled walls, underfloor heating, chrome heated towel rail and a sash window

Bedroom Four

13'7" x 12'9" (4.15 x 3.90)
This room has a sash window and underfloor heating

Bedroom Five

9'10" x 9'2" (3.00 x 2.80)
This bedroom has a sash window, underfloor heating and TV point

Bathroom

12'9" x 7'2" (3.90 x 2.20)
The shower room has a walk in rainfall shower, hand basin, low level flush WC, tiled walls, recessed spotlights, heated towel radiator and two sash windows

Second Floor:

Bedroom Two

14'5" x 14'4" (4.40 x 4.38)
The second bedroom has three sash windows with shutters, a TV point, underfloor heating, dressing room and balcony

Bedroom Three

13'5" x 12'11" (4.11 x 3.95)
This bedroom has two sash windows, underfloor heating and a TV point

Bathroom

12'9" x 9'6" (3.90 x 2.90)
The family bathroom has a freestanding bath, a walk in shower enclosure with mains fed waterfall shower, hand basin with storage, low level flush WC, tiled walls, a storage cupboard, chrome heated towel rail, recessed spotlights, underfloor heating and a sash window

Outside:

Front

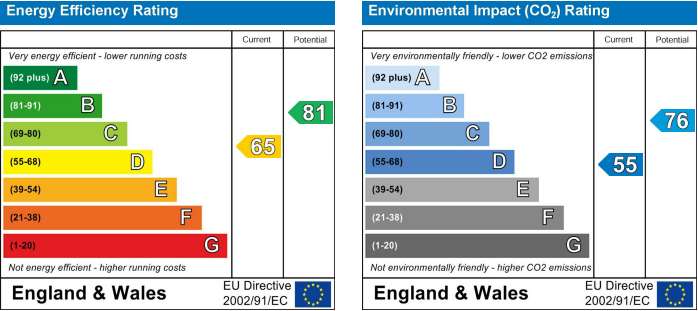
To the front of the property there is a driveway which is accessed by electric gates, providing ample off-street parking

Rear

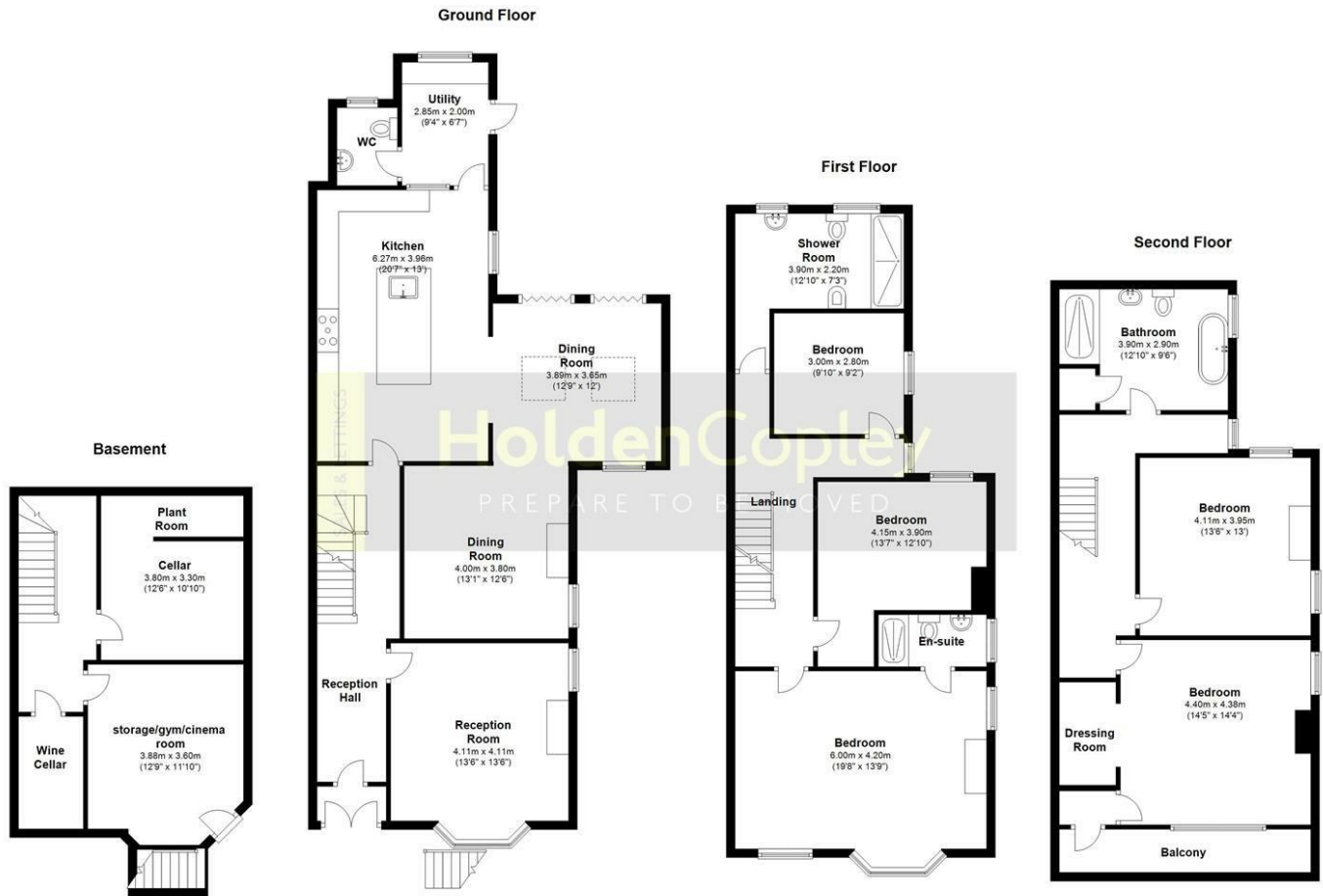
To the rear of the property there is a private, enclosed garden with a decked patio area, lawned area, a garden shed and a range of established plants, trees and shrubs

Disclaimer

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This Plan is for illustrative purposes only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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