

# HoldenCopley

PREPARE TO BE MOVED

Sundridge Park Close, West Bridgford, Nottinghamshire NG2 7EZ

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Guide Price £485,000 - £525,000



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### AN ABUNDANCE OF SPACE THROUGHOUT...

This four bedroom detached house would make the perfect home for any growing family as it boasts an abundance of indoor and outdoor space! This corner plot property is situated in a quiet cul-de-sac in one of Nottingham's most sought after residential locations. The property is within easy reach of the centre of West Bridgford with its excellent facilities and amenities together with the City Centre and Universities. There is good access to 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 Greythorn Primary School and The West Bridgford School. To the ground floor there is an entrance hall, a WC, a spacious lounge, a dining room and a breakfast kitchen alongside a utility room, a conservatory and a sitting room. The first floor carries four good sized bedrooms serviced by a recently refurbished four piece bathroom suite featuring a Jacuzzi whirlpool bath and an en-suite to the master. Outside to the front of the property is a driveway with access to a single garage providing ample off road parking and to the rear is a generous sized south-east facing garden - perfect for the summer!

### MUST BE VIEWED







- Detached House
- Four Bedrooms
- Three Reception Rooms
- Breakfast Kitchen
- Conservatory
- Ground Floor W/C
- Bathroom & En-Suite
- South-East Facing Garden
- Driveway & Garage
- Sought After Location











GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, a radiator, UPVC double glazed obscure windows to the front elevation, carpeted stairs, coving to the ceiling and provides access into the accommodation

W/C

This space has a low level flush WC, a wash basin with a base cupboard, a radiator, tiled splash back, tiled flooring, an extractor fan and a wall mounted alarm panel

Lounge

17'0" x 11'7" (5.19 x 3.55)

The lounge has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point, a feature fireplace with a decorative surround, a radiator and coving to the ceiling

Dining Room

10'8" x 10'9" (3.27 x 3.29)

The dining room has carpeted flooring, coving to the ceiling, a radiator and double french doors to the conservatory

Conservatory

10'7" x 12'8" (3.25 x 3.88)

The conservatory has wood flooring, wall light fixtures, a glass roof, a range of UPVC double glazed windows to the rear elevation and double french doors to the garden

Kitchen

10'8" x 16'1" (3.27 x 4.91)

The kitchen has a range of base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated dishwasher, a range cooker with a five ring gas hob and extractor fan, space for an American style fridge freezer, tiled splash back, tiled flooring, a radiator, a UPVC double glazed window to the rear elevation and double french doors to the garden

Utility Room

The utility room has fitted base cupboards with a rolled edge worktop, a stainless steel sink wink with mixer taps and drainer, space and plumbing for a washing machine, space for a tumble dryer, a wall mounted combi boiler, tiled splash back, tiled flooring, a UPVC double glazed window to the side elevation, a radiator, access into the integral garage and a single door to the garden

Sitting Room

8'5" x 16'9" (2.59 x 5.13)

This room has a UPVC double glazed window to the front elevation, laminate flooring, recessed spotlights, coving to the ceiling and a radiator

Garage

8'6" x 18'0" (2.60 x 5.51)

The garage has power points and lighting

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Master Bedroom

11'7" x 15'5" (3.55 x 4.72)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, fitted mirrored door wardrobes, a radiator and access to an en-suite

En-Suite

The en-suite has a low level flush WC combined with a vanity unit wash basin, a bidet hose, a shower enclosure with a rainfall shower and a bi-folding shower screen, recessed spotlights, a chrome heated towel rail, wood effect flooring, in-built cupboard, fully tiled walls and a UPVC double glazed obscure window to the front elevation

Bedroom Two

9'6" x 12'4" (2.90 x 3.76)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, fitted mirrored door wardrobes and a radiator

Bedroom Three

8'9" x 14'11" (2.68 x 4.55)

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

Bedroom Four

8'9" x 12'2" (2.68 x 3.73)

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

Bathroom

8'5" x 6'10" (2.59 x 2.10)

The bathroom has a low level flush WC, a bidet hose, a counter top wash basin with a base cupboard, a Jacuzzi whirlpool bath with a handheld shower head, a corner fitted shower enclosure with a rainfall shower, a chrome heated towel rail, wood effect flooring, fully tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned garden, a driveway and access into the single garage

Rear

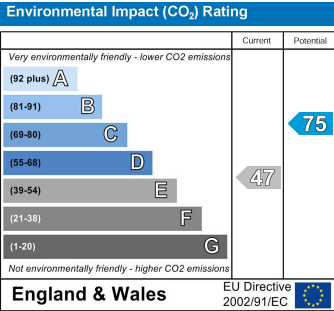
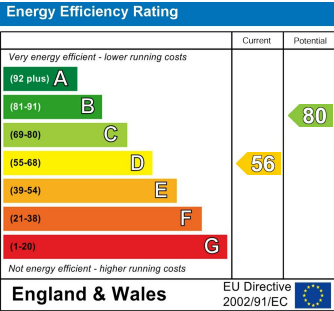
To the rear of the property is a south-east facing garden with a patio area, a lawn, an outdoor tap, courtesy lighting and fence panelling

DISCLAIMER

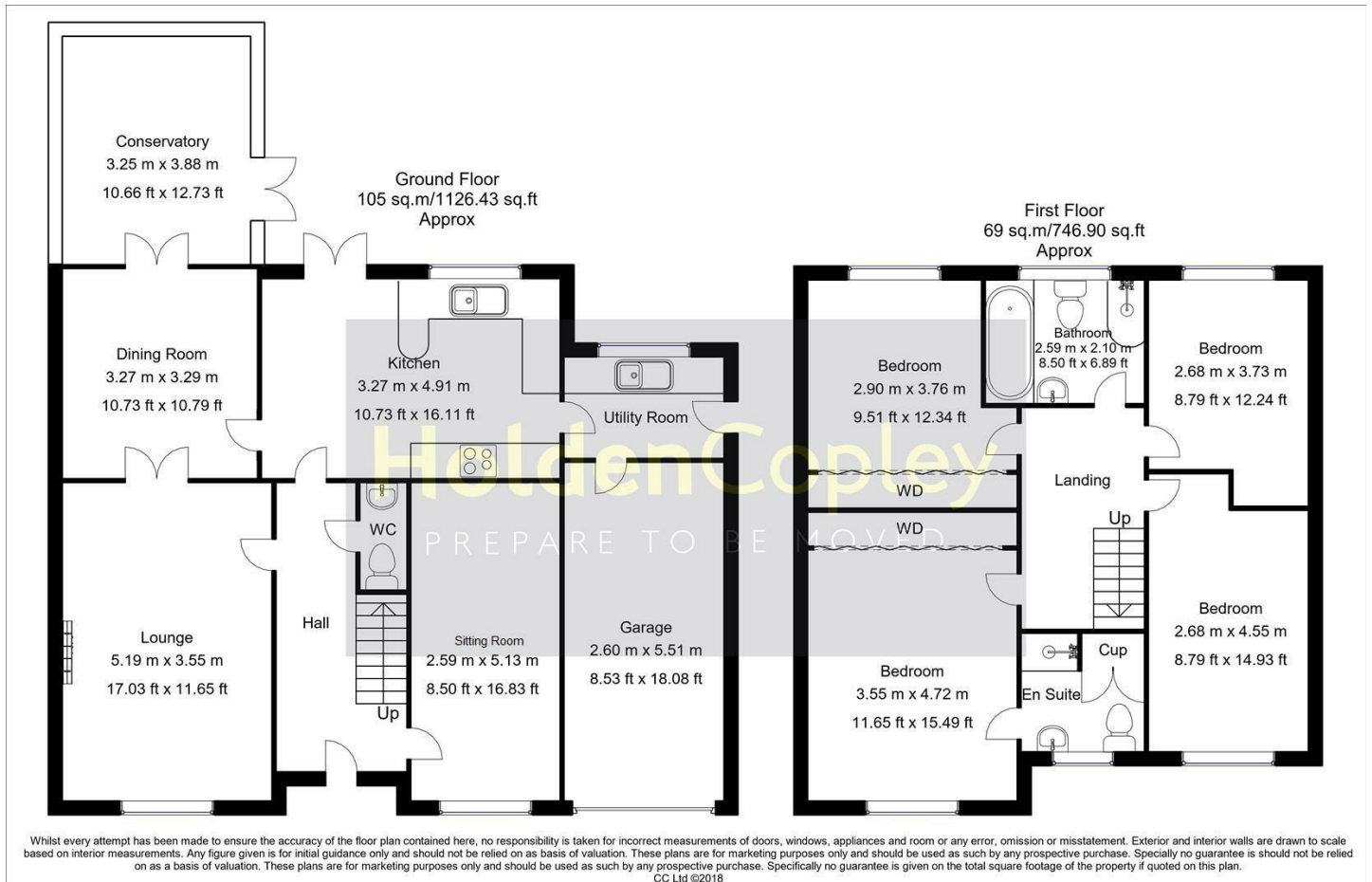
Disclaimer: The garage conversion to the sitting room was completed prior to vendors purchase in 2014 therefore we are unable to provide any documents to ensure that the conversion complies with building regulations.

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## Sundridge Park Close, West Bridgford, Nottinghamshire NG2 7EZ



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