



Abingdon Road, West Bridgford Nottingham NG2 5JR

welcome to

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William H Brown are delighted to have this unique family home on the market for sale. This four bedroom, semi-detached house is set out over three floors with open plan and is perfect for modern day family living, located within a short walk to West Bridgford's Central Avenue.



Entrance Hall

11' 10" max x 7' 6" max (3.61m max x 2.29m max)

A beautiful welcome into the home through a wooden door which includes stained glazing, with stained window units to both sides that flood this space with light. This space also benefits from storage under the stairs and a built in cupboard for further storage.

Lounge

11' 10" max x 10' 11" max (3.61m max x 3.33m max)

Situated to the front of the home, this space offers a cosy retreat should you want it at any time and benefits from a bay front, bespoke shelving and log burner. The room also offers the option to be opened up via french wooden double doors through to the kitchen/diner, creating an even larger free-flowing space, perfect for entertaining guests.

Kitchen / Dining Room

11' 10" max x 18' 10" max (3.61m max x 5.74m max)

Bright and open, this wonderful space is the heart of this home, this space is filled with bespoke cabinetry that have been beautifully crafted to fill the space. The kitchen is finished to a classic shaker style with a mix of base units with Corian worktops that are also complimented with wooden shelving.

The dining area of the space has plenty of room for a large dining table (as shown in the images) and the entire space has stunning parquet oak wood flooring, giving it a really high-end finish.

** This space is also open plan to the area we have called the living room on the floor plan**

Family Room

12' 9" max x 9' 8" max (3.89m max x 2.95m max)

The main feature of this space comes in the bespoke shape of the glazing which compliments the extension of the home. As well as the double ceiling velux which also help to cascade light into this family space. This space also benefits from a further log burner to keep this large space feeling cosy and inviting.

More than anything this area creates a space which you can enjoy as a family and combined with the kitchen/dining area, a space that I suspect most buyers will want to spend the majority of their time in when they buy this home.

The space also leads you out to the rear garden through the glazed doors.

Utility Room

5' 10" max x 3' 2" max (1.78m max x 0.97m max)

Useful space to keep louder appliances away from the main living space. Currently fitted with a washing machine and dryer and also handy for added storage.

W.C

5' 1" max x 4' 3" max (1.55m max x 1.30m max)

Including WC and basin. Always good to have, as not all homes in this area have them, perfect for when you are entertaining family and friends.

Bedroom Two

11' 10" max x 10' 11" max (3.61m max x 3.33m max)

Situated to the rear of the home this double bedroom includes built-in wardrobes and benefits from views over the garden.

Bedroom Three

11' 10" max x 10' 11" max (3.61m max x 3.33m max)

This double bedroom is placed at the front of the house and includes bespoke bunk beds, shelving, storage and desk.

Bedroom Four

8' 3" max x 7' 6" max (2.51m max x 2.29m max)

The smallest of the bedrooms, this single room has been used to it's full potential by including bespoke, raised furniture maximising the floor space.

Shower Room

8' 1" max x 7' 7" max (2.46m max x 2.31m max)

This contemporary shower room, comes with marble floors and walls giving a modern look but also

practicality for cleaning. The shower room consists of wall mounted floating W.C, sink incorporated into a wooden counter top and a large walk in shower with glass screen.

Bedroom One

16' 4" max x 11' 5" max (4.98m max x 3.48m max)

On the top floor of the home, this double bedroom benefits from built-in storage and great head space due to the dormer. This bedroom benefits from an en-suite bathroom.

En-Suite Bathroom

6' 6" max x 6' 3" max (1.98m max x 1.91m max)

Like with the shower room, this space is finished to a modern and high-end standard. Marble floors and walls and the room includes a wall mounted floating W.C, sink with mixer tap and bath with shower over including a glass shower screen.

Outside

To the front of the home you have a paved driveway and side access gate to the enclosed garden to the rear.

To the back of the house you have an enclosed garden. A large patio which gives access to the family room. Further to this you have some steps down to a path, including a seating area, then onward to the outdoor office, rear access to garage and wood stores.

Outside Office

9' 3" max x 5' 9" max (2.82m max x 1.75m max)

Becoming more common as more people than ever are working from home. This space is bright and light by including a large glass window. To the other side you have lots of built in shelving. This space includes electric, heating and wifi.

Garage

17' 9" max x 8' 6" max (5.41m max x 2.59m max)

Accessed via the garden and Oxford Road, you have a short, gated driveway leading up to the garage which holds space for bins and further storage.



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welcome to

Abingdon Road, West Bridgford Nottingham

- Semi-Detached, Four Bedroom House
- Beautifully Extended to Rear
- Plenty of Storage Space
- Modern & Bespoke Finishes Throughout
- Second Floor Dorma Extension with En-Suite

Tenure: Freehold EPC Rating: D

offers over

£500,000



view this property online [williamhbrown.co.uk/Property/WBF102389](https://www.williamhbrown.co.uk/Property/WBF102389)

Please note the marker reflects the
postcode not the actual property



Property Ref:
WBF102389 - 0012

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