

# Emma Terry Homes

*moving made personal*



115 Eltham Road

West Bridgford, Nottingham, NG2 5JX

Guide price £450,000 - £475,000



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The heart of this home is its impressive open-plan kitchen, dining, and living space—the kind of room everyone is searching for. Featuring a striking roof lantern and wide bi-fold doors, the room is filled with natural light throughout the day, creating a bright and welcoming space to cook, entertain, relax, and spend most of your time. It's truly a room you'll find yourself living in.

This extended semi-detached home in the highly sought-after area of West Bridgford offers three bedrooms, providing exceptional versatility throughout. Alongside the stunning open-plan living area, the property also benefits from a separate garden room with its own shower room—ideal as a home office, gym, or guest accommodation. With off-road parking, excellent local amenities, strong transport links, and placement within a favoured school catchment, this home combines comfort, practicality, and style in a prime location.

West Bridgford is renowned for its vibrant community, independent shops, cafés, and restaurants, as well as its beautiful parks and riverside walks. The area is especially popular with families thanks to its outstanding schools and welcoming neighbourhood feel. With convenient access to Nottingham city centre and major transport routes, West Bridgford offers an ideal blend of suburban charm and urban convenience.



Entrance door leads through to:

## HALL

Central heating radiator, doors through to lounge, open plan living kitchen and downstairs W.C. A utility cupboard with space for washing machine and tumble dryer and understairs clever closet with three large drawers. Stairs rising to first floor.

## LOUNGE

11'10" x 11'5" (3.61m x 3.48m)

Double glazed bay window to front elevation, central heating radiator and electric wall mounted fire.

## FAMILY ROOM

18'10" x 9'11" (5.76m x 3.04m)

Herringbone LVT flooring and column central heating radiator.

## KITCHEN/DINING AREA

18'1" x 11'10" (5.52m x 3.62m)

Fitted with a range of wall and base units with central island with induction hob and extractor,

seating at island, space for wine cooler, integrated dishwasher, integrated fridge and freezer, sink with hot water tap and incinerator, herringbone LVT flooring, remote controlled blinds, bi-fold doors to rear garden, column central heating radiator, double oven, roof lantern with ceiling fan and spot lights to ceiling.

## W.C

Low level flush W.C and hand wash basin.

## STAIRS AND LANDING

Stairs rising to first floor and loft hatch. Loft is boarded with pull down ladder and light.

## BEDROOM ONE

11'1" x 11'4" (3.40m x 3.47m)

Double glazed window to front elevation and central heating radiator.

## BEDROOM TWO

10'5" x 9'10" (3.19 x 3.01m)

Double glazed window to rear elevation and central heating radiator.

### BEDROOM THREE

7'2" x 6'10" (2.2m x 2.1m)

Double glazed window to rear elevation and central heating radiator.

### SHOWER ROOM

Corner shower cubicle with jets, low level flush W.C, sink, a central heating radiator, cupboard housing combination boiler and double glazed window to front elevation.

### OUTSIDE

Front Garden

Off street parking for two cars and fence borders.

Rear Garden

Mainly laid to lawn, a patio area, a decked area, timber fence borders and side gated access.

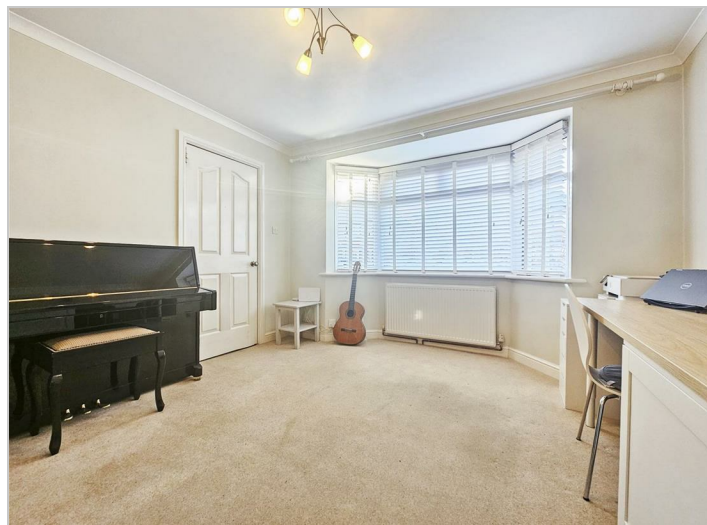
### GARDEN ROOM/OFFICE

15'0" x 12'7" (4.58m x 3.85m)

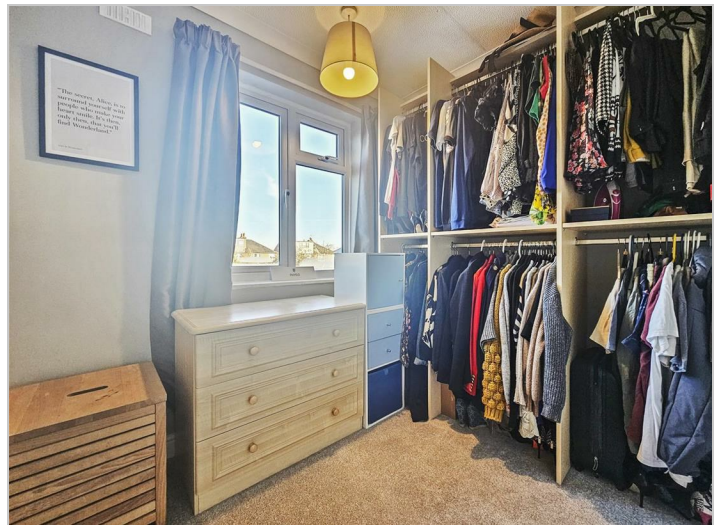
Power, lighting, hard wired internet and bi-fold doors to rear garden and decked area.

### SHOWER ROOM

Low level flush W.C, sink, chrome heated towel rail and walk in shower with electric shower.









Road Map



Hybrid Map



Terrain Map



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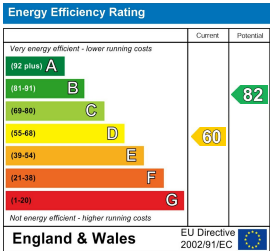


Total Area: 122.3 m<sup>2</sup>  
All measurements are approximate and for display purposes only

Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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