

# 21 George Road

West Bridgford  
Nottingham  
NG2 7PT

**Guide Price £495,000**



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- Period four bed semi-detached home
- Central West Bridgford location
- Three generous reception rooms
- Modern kitchen & utility with WC
- Family bathroom and en-suite to the master
- Highly sought-after school catchment
- Impressive reception with Minton tiled floor
- Internal viewing essential
- Tenure- Freehold
- Council Tax Band - D

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## Key Features

A four-bedroomed period semi-detached home located close to the town centre of West Bridgford in a highly sought-after school catchment area. The property boasts spacious and stylish accommodation over three floors with three generous reception rooms and a master bedroom with en-suite. Internal viewing is essential to appreciate the accommodation on offer.

The property is entered through a period arched open porch which leads to an impressive reception hallway with original stained glass window, original Minton tiled flooring and the staircase to the first floor.

Off the hall is a lounge to the front with a bay window and Cast Iron log burner.

Next to this is the formal dining room with period coving and a door allowing access to the rear. The kitchen is at the end of the hallway and is fully fitted with Oak shaker units, built in appliances and has a doorway leading to the rear lobby where there is a utility room with WC and a large reception room with bifolding doors that overlook and step to the rear garden. Off the kitchen there is also a door which leads to a large cellar.

To the first floor are two double bedrooms, the larger being the master with an en-suite shower room.

The second floor has a landing with a large Velux window allowing light to flood in and two further bedrooms.

Outside to the front is a low maintenance, slate paved frontage with a stone walled boundary and mature tree offering cover to the front of the property. The paving continues and leads to the rear garden which offers low maintenance outdoor space with a raised decked area that steps from the reception room and steps one side to an AstroTurf lawned area. There is also a further decked area that spans the width of the plot.

The property has a flying free hold to the rear of the first floor. Further details are available on request.



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Location

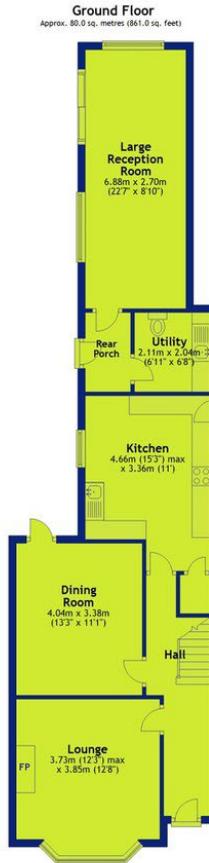


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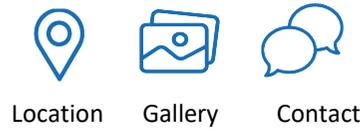
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Total area: approx. 161.3 sq. metres (1735.7 sq. feet)

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### *Interested in this home?*

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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