

320 Loughborough Road

West Bridgford
Nottingham
NG2 7FB

Guide Price £475,000 - £500,000



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- Five-bedroom traditional semi-detached home
- Skillfully extended
- Open plan living kitchen space
- Family bathroom, en-suite and WC
- Large driveway and garage/ car port
- Close to local amenities
- Highly sought-after school catchment area
- Viewing essential to appreciate what is on offer
- Council Tax Band - D
- Tenure - Freehold

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Key Features

Presenting a skillfully extended five-bedroom traditional semi-detached home, ideally situated within the favoured school catchment area, in the highly sought-after Nottingham suburb of West Bridgford. This property offers an extended open-plan living space seamlessly flowing into the garden from its open plan living.

Upon entry, a reception porch leads to a welcoming reception hall featuring a staircase ascending to the first floor and access to the lounge, open-plan kitchen living area, and utility. The lounge boasts a charming feature fireplace with a gas living flame, original picture rails, and a double glazed bay window to the front elevation with a built-in seat. Towards the rear, the open-plan kitchen area, dining area, with underfloor heating and sunroom overlook the delightful rear garden. The kitchen showcases contemporary wall and base units with a sink unit beneath the garden-facing window, a built-in breakfast bar, and space for a cooking range with a stainless steel extractor hood. The slate tiled floor extends seamlessly into the sunroom, which offers a cosy ambiance with double French doors and a built-in log burner, creating an ideal space for family gatherings. Continuing from the hallway, a laundry room with bay windows to the front leads to a downstairs WC and the integral garage.

Ascending to the first floor, five bedrooms await, with one guest bedroom featuring a three-piece en-suite shower room, alongside an impressive four-piece family bathroom boasting underfloor heating, a roll-top bath and walk-in shower cubicle.

Externally, the property boasts a generous gravel driveway to the front, bordered by mature evergreen hedges for privacy. Additionally, there is access to a covered garage/carport, providing ample storage and opening onto the rear garden. The rear garden features a path and patio area overlooking the well-maintained lawn, adorned with a variety of trees and shrubs, creating a serene outdoor retreat.



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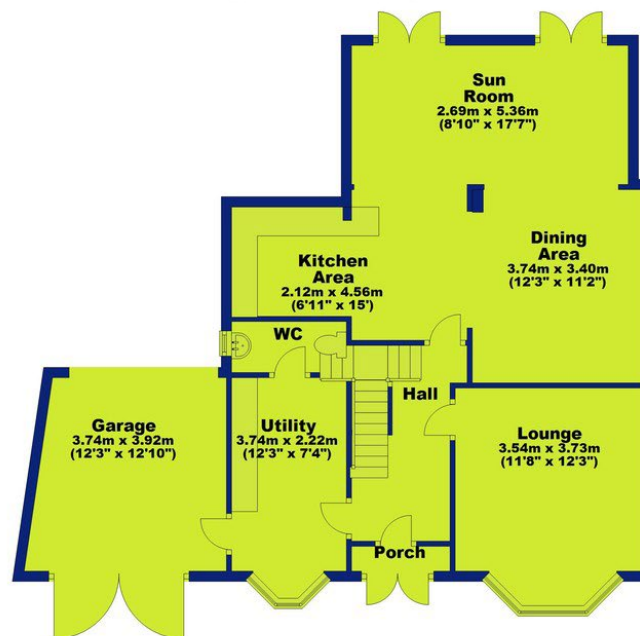


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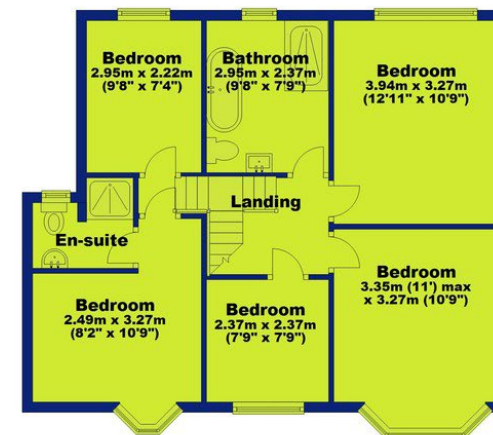
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Ground Floor
Approx. 88.2 sq. metres (949.6 sq. feet)



First Floor
Approx. 64.0 sq. metres (688.5 sq. feet)

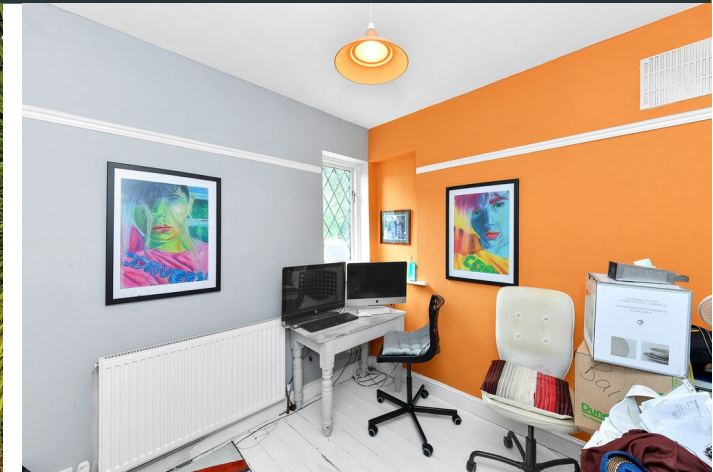
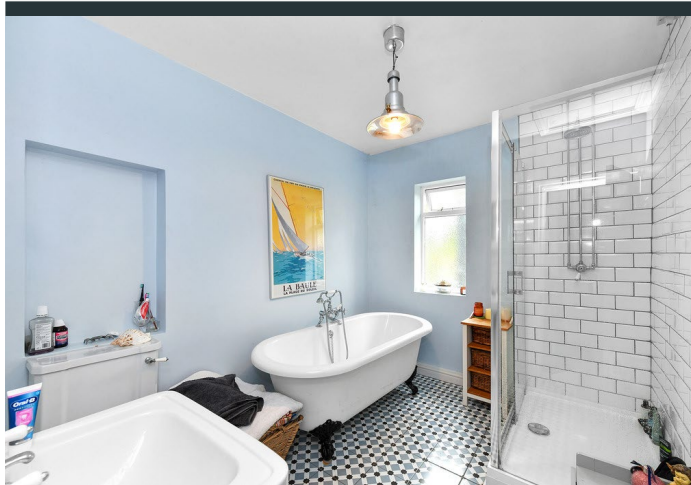


Total area: approx. 152.2 sq. metres (1638.1 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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

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