

50 Chaworth Road

West Bridgford
Nottingham
NG2 7AB

Guide Price £660,000 - £680,000



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- Stunning extended period home
- Sought-after West Bridgford location
- Stylish living kitchen with bifold doors
- Highly regarded school catchment area
- Downstairs WC and utility room
- Viewing essential
- Family bathroom and Jack and Jill en-suite
- Council Tax Band - D
- Wealth of original features throughout
- Tenure - Freehold



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Key Features

A beautifully presented semi-detached property in the highly sought-after Nottingham suburb of West Bridgford. Having been skillfully extended by the current owners, to create the open plan living kitchen with bifold doors, stepping to the rear and the addition of downstairs WC and utility room. This is an ideal family home, as it is also located in an highly regarded school catchment area.

The property's entrance is graced by a charming Gothic arch open porch with Minton flooring and a replacement period-style stained glass front entrance door. Inside, a light and airy reception hallway greets you, adorned with original ceilings, coving archways, wall corbels, Minton tiled floors, and stairs leading to the first floor. The front living room boasts a feature square bay with replacement UPVC sash windows and elegant shutter blinds, as well as original picture rails, ceiling coving, and a feature fireplace with an open half-cast insert complemented by Art Nouveau tiles. The dining room retains its original coving and picture rails and features a replacement Sash PVC double glazed window to the rear.

From the hallway, you'll find a rear hall with a tiled floor and underfloor heating. This area includes convenient built-in sliderobe storage for coats and shoes, along with access to the cellar. A stylish glass sliding door reveals a utility area with plumbing for a washer, a door to the side, and a sink within a worktop. An internal sliding door leads to a two-piece contemporary WC. The kitchen is a stunning space with a part-vaulted ceiling to the rear, allowing ample natural light through Velux windows in the roof. Bifold doors lead to a decked area in the garden, perfect for enjoying the evening sun. The kitchen features high-spec wall and base units with stone worktops, an island with a breakfast bar, an induction hob, and a ceiling-mounted extractor. It's also equipped with four Neff ovens, including two conventional, one Combi, and one steam oven, ideal for cooking enthusiasts.

Moving to the first floor, a split-level landing with stairs rising to the second floor leads to various rooms. There's a bedroom with replacement sash windows to the front, built-in shutter blinds, a storage cupboard, radiators, and an en-suite three-piece contemporary Jack & Jill shower room. Another bedroom boasts replacement sash windows to the front, built-in shutter blinds, a storage cupboard, radiators, and an en-suite three-piece contemporary Jack & Jill shower room. The third bedroom, currently used as a dressing room, features a replacement sash window to the rear and a cast-iron fireplace. The bathroom has a two-piece suite with a glass shower screen, chrome double shower, mixer taps and a separate WC.

On the second floor, a landing offers three storage cupboards and access to a bedroom with a study/living area. This space can potentially be converted into two separate bedrooms, making it suitable for teenagers or guests. The room includes built-in wardrobes, Velux windows, front-facing windows, and eaves storage.

Heading outside, the front of the property is enclosed by a Stonewall front boundary with a paved pathway leading to the front door. The front garden features a low-maintenance slate pathway with well-kept shrubs. Accessible from the main living area, the private rear garden boasts a raised stepped decked area, overlooking a lawn with stone pathways leading to a large garden shed. Raised beds built from sleepers and bricks provide space for various shrubs, complemented by outdoor lighting, a tap, and power outlets.



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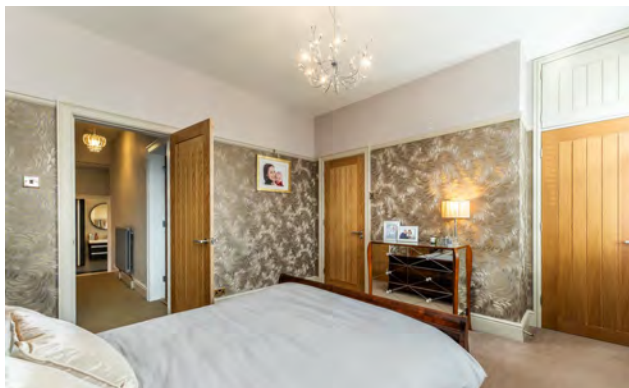


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Ground Floor
Approx. 79.5 sq. metres (855.6 sq. feet)



First Floor
Approx. 55.8 sq. metres (600.5 sq. feet)



Room in Roof
Approx. 33.7 sq. metres (362.3 sq. feet)



Total area: approx. 168.9 sq. metres (1818.4 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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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	63 D	
39-54	E		
21-38	F		
1-20	G		

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