

72 Selby Road

West Bridgford
Nottingham
NG2 7BL

Guide Price £625,000 - £675,000



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- Sold with no upward chain and ready to move straight into!
- Detached four-bedroom family home
- Two reception rooms and open plan kitchen diner
- Family bathroom, shower room and downstairs WC
- South-westerly rear garden
- Highly regarded school catchment area
- Sought-after West Bridgford location
- Viewing essential
- Council Tax Band - E
- Tenure - Freehold

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Key Features

A remarkable opportunity awaits to acquire this detached family home in the highly sought-after West Bridgford location on Selby Road. Offered with no chain and within a coveted school catchment, this property boasts an optimal blend of living space, enhanced by a two-story rear extension.

Upon entry through a traditional open porch, the front entrance door unveils a spacious reception hallway with parquet wooden floors, stairs ascending to the first floor, and under stairs storage. A cloakroom with a modern two-piece suite, a window to the side, and a combination boiler complements this area. The front living room features a double-glazed arched bay window, wood flooring, and a period open fireplace with a cast iron and tiled open grate on a stone hearth.

The rear lounge captivates with a full-height bay window offering views to the south-westerly facing rear garden. A contemporary fireplace with stone hearth and wooden flooring accentuates this space. The kitchen diner impresses with oak-fronted shaker wall and base units, integrated appliances, granite worktops, and a garden-view window. A breakfast bar and dining area lead to double doors opening to the garden. This seamlessly connects to the utility room and an adjacent office space, accessed from the rear garden.

The first floor reveals a landing providing access to four bedrooms, a family bathroom, and a separate shower room. The main bedroom is adorned with fitted furniture and a bay window. The family bathroom boasts a modern three-piece suite, while the shower room offers an additional three-piece suite – ideal for busy family mornings.

Externally, the property features an edged front boundary with a block-paved frontage, offering both vehicle and pedestrian access. The private rear garden, oriented to the southwest, provides a tranquil retreat with a generous block-paved area accessible from the lounge and dining kitchen. A well-manicured lawn, complemented by well-stocked borders featuring a variety of shrubs, completes this charming outdoor space.



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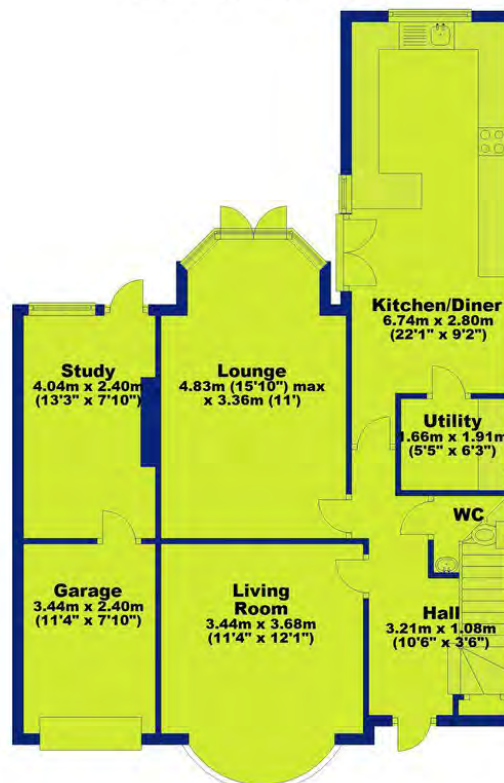


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Ground Floor
Approx. 83.4 sq. metres (897.6 sq. feet)



First Floor
Approx. 62.9 sq. metres (676.8 sq. feet)



Total area: approx. 146.3 sq. metres (1574.4 sq. feet)



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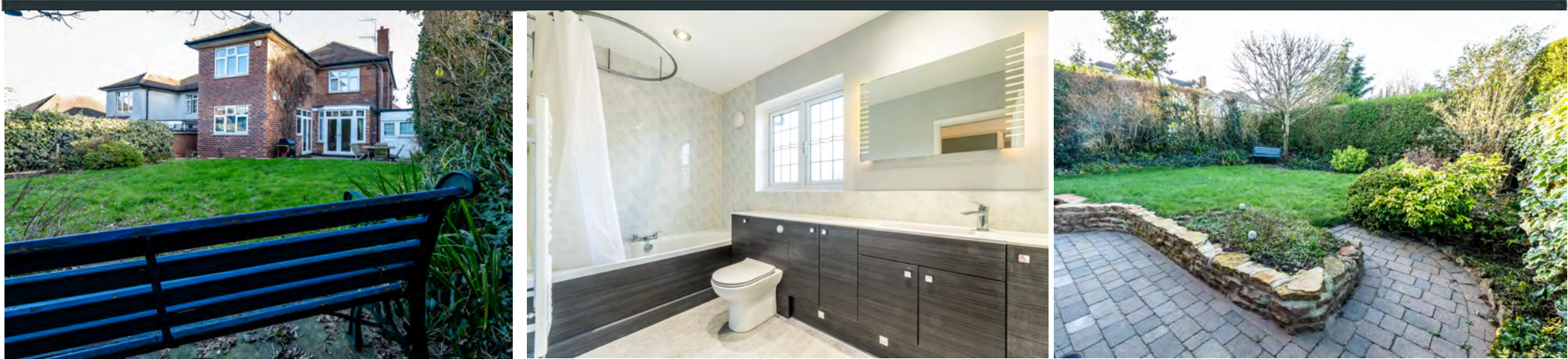


Video



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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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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