

DISTINCTIVE
HOMES
by



Henry Road
West Bridgford, NG2 7NB

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A most delightful and substantial detached house in the heart of West Bridgford and within walking distance to Central Avenue and Trent Bridge.





Ground Floor:

- Spacious entrance hall
- Living room
- Kitchen, dining and family room
- Office
- Utility room & WC

First Floor:

- Master bedroom with en-suite bathroom
- Three further bedrooms
- Shower room
- 24ft Games room to the rear of the house

Second Floor:

- Three bedrooms
- Shower room

Grounds:

- Driveway
- Large garage
- EV charging point
- Large rear garden and patio

EPC rating - Band D

Council tax - Band E

Tenure - Freehold





FHP Living are delighted to offer to the market this fabulous, Edwardian detached family home. The house has wonderful blend of original features and modern living whilst boasting 7-bedrooms and measuring over 4,000 sqft. There is more than enough space for a family and giving flexibility for working from home.

The accommodation comprises a spacious entrance hallway which also gives access to the cellar, living room with a bay window and fireplace, a large open plan kitchen with a dining and family area, inner hallway that leads to the utility room/WC and a good-sized office. From the kitchen there is stairs to the first floor of the rear extension that provides an amazing games room that is over 500 sqft in size! To the first floor of the main house is an elegant master bedroom with beautiful windows and views over the garden and also benefits from an en-suite bathroom. There are also three additional bedrooms and a shower room. To the second floor there are three further bedroom and a shower room.

Outside to the front is a driveway with access to the garage and providing ample off-street parking. To the rear is a large and beautiful landscaped garden. Amongst the array of beautiful shrubs and trees are patio and seating areas and a lawn area.

This house really needs to be viewed to fully appreciate the accommodation and beauty on offer.







Total area: approx. 387.8 sq. metres (4174.0 sq. feet)



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Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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