

9 Grange Park

West Bridgford
Nottingham
NG2 6HW

Guide Price £625,000



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- Three bedroom detached home
- Family bathroom, en-suite shower room and WC
- Double garage and driveway
- Two reception rooms and conservatory
- Modern kitchen and utility
- Highly regarded school catchment area
- Sought-after West Bridgford location
- Viewing essential
- Council Tax Band - F
- Tenure - Freehold

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9 Grange Park, West Bridgford, Nottingham, NG2 6HW

Key Features

Discover the grandeur of this spacious three-bedroom detached home, offering over 2,250 square feet of living space. Set on the tranquil cul-de-sac of Grange Park in West Bridgford, this property is nestled within a mature and private plot, making it an ideal family haven. It also falls within the sought-after school catchment area.

As you enter through the front door, a welcoming entrance porch leads to the reception hallway with stairs ascending to the first floor. A separate door reveals a convenient two-piece WC, while another door grants access to the lounge. The lounge features a front-facing window with views of the front garden and an impressive inglenook fireplace with a brick recess and an open fire. Double doors open into the dining room, which benefits from a side extension with stylish laminate flooring and French doors that lead to the conservatory. The conservatory boasts floor-to-ceiling double-glazed windows, a ceramic tiled floor, and breathtaking views of the rear garden. Additional double doors provide access to the kitchen, while a separate door leads to an office with a rear-view window.

The kitchen is equipped with high gloss wall and base units, integrated appliances, ceramic tiled flooring, and a garden-view window. It seamlessly transitions to a dining room with patio doors leading to the rear garden and another door accessing the utility area. The utility area connects to the garage storage area, complete with overhead doors and lighting.

Heading to the first floor, you'll find a landing area leading to three bedrooms. The main bedroom boasts wall and base units, a window overlooking the front garden, and an en-suite shower room. Bedroom two features built-in wardrobes, and bedroom three offers delightful rear views. The bathroom, which was originally the fourth bedroom, is now a four-piece suite with fully tiled walls, Summertown floors, windows to the front, and access to a balcony area.

Outside, the property impresses with a double tarmac driveway, providing ample parking space and leading to the garage. A block-paved path grants access to the front door, and the front garden is adorned with slate chips, a variety of trees, and shrubs. Gated access takes you to the side garden, a mature and private oasis, perfect for relaxation. It features a patio area with stunning views of the garden, a central stream running through low-maintenance gravel areas, laundry facilities, and various bedding areas. Beyond the stream lies the main lawned area, surrounded by an array of mature trees and shrubs, as well as additional seating areas. This property offers a tranquil retreat in a fantastic location.



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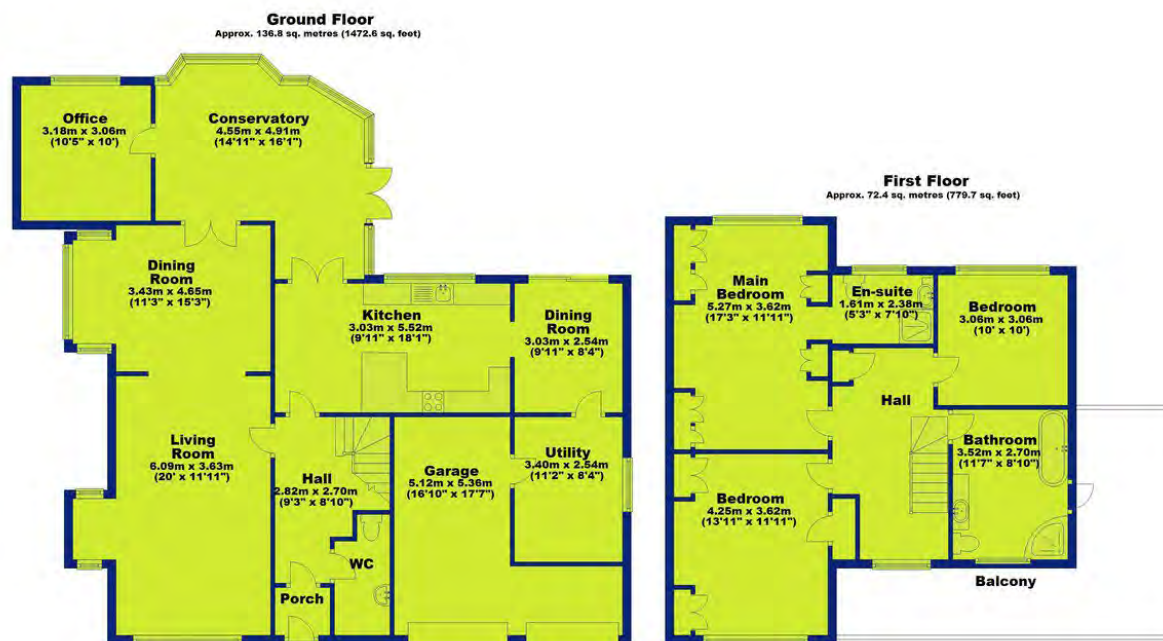


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Interested in this home?

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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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