

DISTINCTIVE
HOMES
by



Albert Road
West Bridgford, NG2 5GS

Albert Road

West Bridgford, NG2 5GS

Presenting an excellent four-bedroom period home with charm and elegance, located in the coveted Nottingham suburb of West Bridgford. Meticulously restored and renovated by the current owner, no detail has been overlooked.





Perfectly suited for buyers seeking a turnkey home, boasting a high-spec kitchen and bathroom, as well as a chic loft conversion with views over West Bridgford Park.

The property welcomes you through a contemporary-style glazed entrance door, with side and top lights, leading into a reception porch. Beyond lies a generous reception hall, featuring ceramic tiled flooring, stairs ascending to the first floor, and windows to the front elevation with shutters and blinds. An additional door reveals a downstairs toilet/utility area boasting contemporary suites and base units with plumbing for a washer and dryer. The dining room, located at the front of the property, offers a luminous space with ceiling coving, picture rails, and a painted period fireplace complemented by original windows featuring built-in shutter blinds. Adjacent, the inviting sitting room boasts ceiling coving, a period-style fireplace, and French doors leading to the kitchen extension. The extended kitchen impresses with an L-shaped layout, showcasing a range of high-spec, handleless, wall and base units with light granite worktops, integrated hob and extractors, and an array of built-in appliances. A part-vaulted ceiling with Velux windows and feature side windows bathes the area in natural light, providing a tranquil setting overlooking the garden with French doors that step out to the garden.



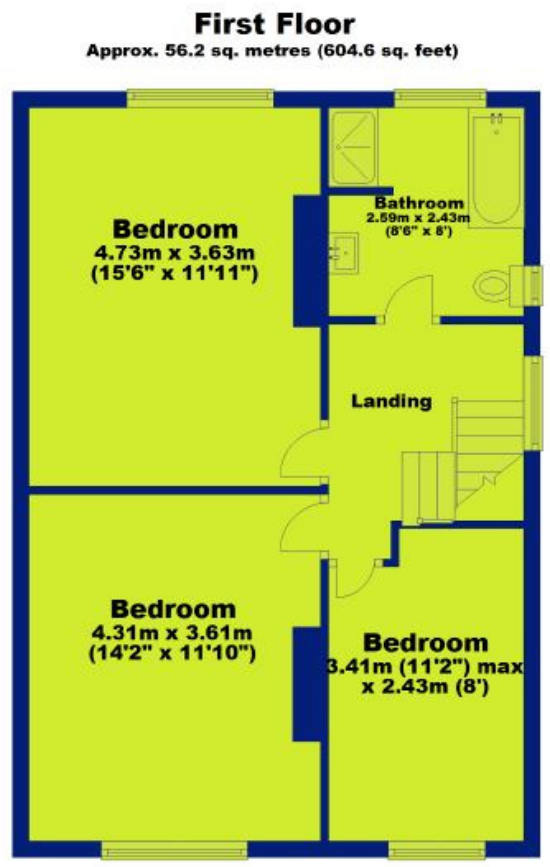
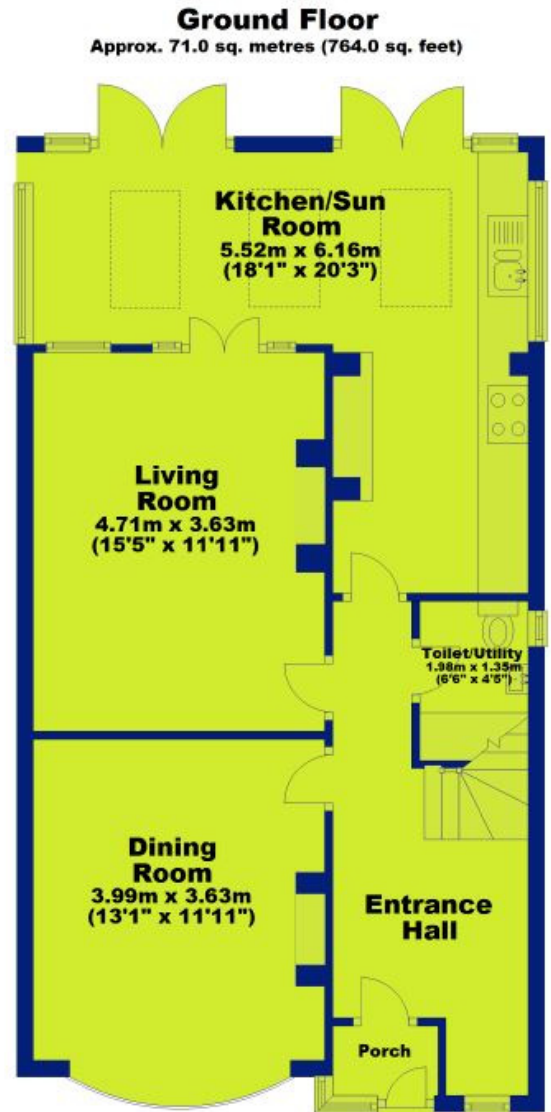


To the first floor, three generously proportioned bedrooms await, each with fitted shutter blinds. A four-piece contemporary fitted bathroom and a landing boasting an attractive original art nouveau leaded glass window complete this level. The second floor reveals a loft conversion spanning from front to rear gable, offering a versatile space ideal for work or relaxation, with built-in storage and shutter blinds enhancing functionality and privacy finished with a front work space that overlooks West Bridgford park.

Externally, the property boasts well-manicured hedged boundaries, a block-paved frontage providing parking for a car, and a security gate granting access to the rear garden. Enclosed on all three sides, the rear garden offers a low-maintenance oasis, perfect for soaking up the sun throughout the day. Block paving predominates, accented by creeper trellises, outdoor lighting, and a tap, catering to buyers who appreciate outdoor spaces with minimal upkeep requirements.







Total area: approx. 173.7 sq. metres (1869.4 sq. feet)



DISTINCTIVE
HOMES
by



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.

www.fhpliving.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU



Steven Gray
Mobile: 07917 576 253
steven@fhpliving.co.uk



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB