

22 Grange Park

West Bridgford
Nottingham
NG2 6HW

Guide Price £675,000 - £695,000



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0115 841 1155



- Five-bedroom detached family home
- Family bathroom, en-suite and downstairs WC
- Set on a great size plot, with a large rear garden
- Four reception rooms
- Modern throughout
- Sought-after location and close to local amenities
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - E
- Tenure - Freehold



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

Key Features

A bright and well-appointed five-bedroom family home situated at the end of a highly sought-after cul-de-sac in the prestigious Nottingham suburb of West Bridgford. Positioned on a generous corner plot boasting a south-westerly aspect, providing all-day sunshine to the rear. Located within highly desirable school catchment areas, early viewing is highly recommended.

Upon entry, the property welcomes you with a spacious reception hallway featuring wood laminate floors and replacement oak glazed doors leading to the expansive kitchen area. The kitchen boasts a range of wall and base units, a central island with granite worktops, a breakfast bar area, integrated hob, suspended extractor hood, fully fitted appliances, and a window to the front elevation. Continuing through an open plan doorway, you'll find a generous family room with ample natural light flooding in from the garden-facing window. This room also features wooden flooring and provides access to a utility room equipped with base units, a sink, and a window overlooking the rear garden, as well as a contemporary two-piece WC.

Adjacent to the family room is the spacious lounge dining area, offering a dual aspect and built-in shutter blinds to the front and back, creating a light and airy ambiance. This area leads out to the south-westerly facing rear garden through double doors. Additionally, there's a sitting room with a dual aspect and abundant natural light, leading to a generous office area, formerly the garage, ideal for homework or remote work, with doors opening to the rear garden.

The first floor features a generous gallery landing with windows to the front and doors leading to five bedrooms. The master suite boasts a Juliet balcony overlooking the rear garden and a contemporary three-piece shower room. A well-appointed four-piece family bathroom serves the remaining four bedrooms.

Outside, the property boasts a large block-paved frontage providing parking for numerous cars, with gated access leading to a covered pathway to the rear garden. The wraparound south-westerly facing garden features a sizeable patio area, perfect for outdoor entertaining, and a covered seating area, ideal for relaxing and enjoying the surroundings.



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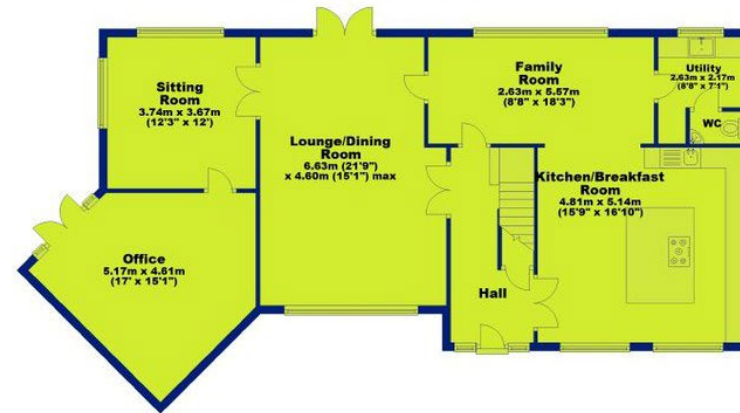


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Ground Floor
Approx. 120.0 sq. metres (1291.7 sq. feet)

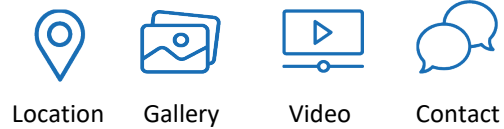


First Floor
Approx. 79.3 sq. metres (854.0 sq. feet)



Total area: approx. 199.3 sq. metres (2145.7 sq. feet)

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

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