

17 Chantrey Road

West Bridgford
Nottingham
NG2 7NR

Guide Price £475,000 - £550,000



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0115 841 1155



- A four-bedroom family home
- Open plan dining kitchen
- Family bathroom and en-suite
- Accommodation over three floors
- Landscaped rear garden
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - B
- Tenure - Freehold



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Key Features

A four-bedroom family home, located in the sought-after area of West Bridgford, close to all local amenities and within the highly regarded school catchment area.

Step into this four-bedroom home through its gothic style entrance and open porchway, with a Minton floor and replacement leaded windows. The reception hall welcomes you with its wooden floor and staircase, enhanced by first-floor coving. To the rear of the property, you'll discover an open-plan extended dining living kitchen area, boasting attractive oak parquet flooring and a chimney breast featuring a cast log burner, set upon a slate hearth. The space is bathed in natural light, courtesy of its double-glazed windows offering views of the landscaped garden. A contemporary kitchen with handcrafted units and stone worktops awaits, complete with fully fitted appliances. Double glazed doors lead you into a cosy front reception room, boasting a cast iron log burner set on a slate chimney breast and original coving, heightened by wooden sash windows and built-in shutter blinds.

Adjacent, a utility and stair storage space provide convenience, featuring plumbing for a washing machine and extra storage, all complemented by a quarry tiled floor. The rear hallway has windows and skylights, granting access to the combination boiler, shoe store, and downstairs two-piece WC.

Ascend to the first floor, where a landing with a split level staircase awaits, granting access to three generously proportioned bedrooms. These rooms display charm with period cast-iron style radiators and double glazed windows offering garden views. One bedroom currently serves as an office-come-workshop, boasting Philips windows and a sash overlooking the garden. The three-piece contemporary bathroom suite is complete with a shower bath and glass shower screen.

Venture to the top floor to discover an excellently executed roof conversion, featuring a sizable box dormer offering panoramic views. Built-in storage, column radiators, and a three-piece contemporary ensuite complete this level, featuring a concealed system WC and Velux windows.

Outside, the front of the property has a brick stonewall boundary, leading to a pathway lined by willow borders. Gated access on the side guides you to the rear garden, a haven of tranquillity with its landscaped design. A spacious family garden awaits, featuring shaped Astroturf gardens, gravel, and wood-chipped bedding, with mature trees and shrubs. A built-in seating area with a pergola beckons you to relax and unwind, while a brick-built outbuilding provides storage or extra usable space, complete with a tiled roof, power, and light. Outdoor lighting and a tap add to the convenience and charm of this idyllic retreat.



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Ground Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



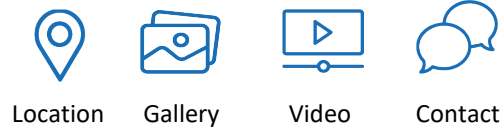
Room in Roof

Approx. 25.2 sq. metres (270.9 sq. feet)

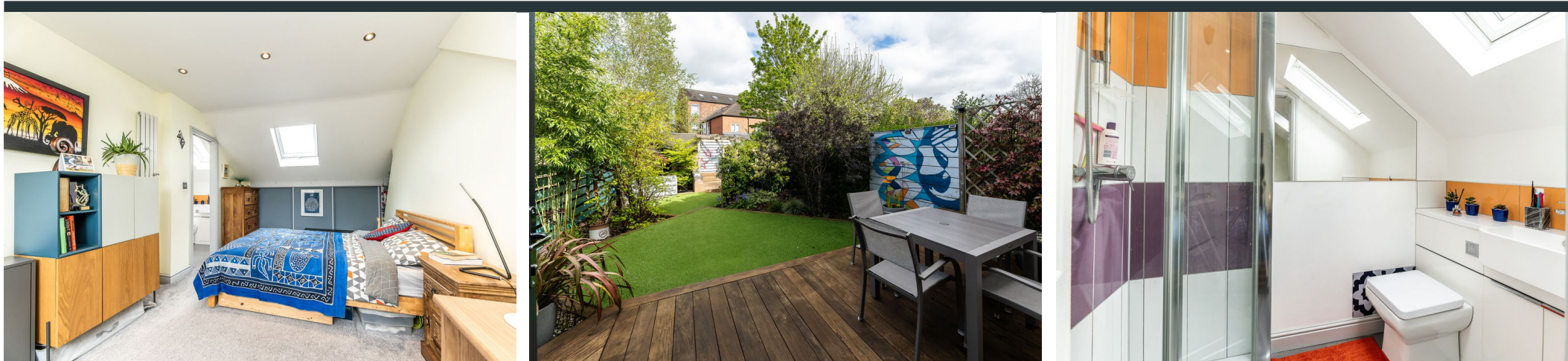


Total area: approx. 133.1 sq. metres (1433.1 sq. feet)

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

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