

36 Highfield Road

West Bridgford
Nottingham
NG2 6DT

Guide Price £475,000



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Three-bedroom end terraced home
- Two reception rooms
- Open plan kitchen diner
- South-west rear garden
- Three-piece family bathroom
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - C
- Tenure - Freehold



36 Highfield Road, West Bridgford, Nottingham, NG2 6DT

Key Features

Presenting a three-bedroom period home situated in the prestigious central stretch of Highfield Road, with the sought-after south-westerly aspect. Within close proximity to West Bridgford's bustling centre, renowned for its array of coffee bars and restaurants, and within the highly regarded school catchment area, this property exudes timeless charm and is an ideal choice for buyers seeking a character-filled home ready for immediate occupation.

Step through the period arched open porch way, with Minton flooring and wall tiling, to be welcomed by the elegant reception hall. Ascend the original staircase to the first floor, framed by pitch pine doors. Discover the inviting front reception room, featuring top and bottom opening sash windows throughout, a period fireplace with tiled insert, and stripped wooden floors. Adjacent lies the original dining room, currently repurposed as a music room or office, boasting a sash glazed window overlooking the garden, ceiling coving, and a period fireplace.

The well-appointed kitchen offers a delightful space for dining and relaxation, featuring bespoke, shaker style fronted wall and base units, a chimney breast recess with cooking range, and a window offering picturesque views of the southwest-facing rear garden.

To the first floor, a landing awaits, offering potential for loft conversion, subject to necessary planning permissions. Three generously proportioned bedrooms await, with all bedrooms having period fireplaces, tiled hearths and sash windows, while bedroom three enjoys garden views.

Externally, the property boasts a manicured front garden, bordered by a private hedge and stone wall, leading to the inviting front door. The rear garden, accessed via a gate at the side, features a charming courtyard and patio area, leading to a hidden gem of a lawn, with a hardstanding garden shed and vibrant borders of trees and shrubs. With its southwest aspect, this garden provides an idyllic space to unwind and bask in the evening sun.



0115 841 1155



Location



Gallery



Video



Contact

36 Highfield Road, West Bridgford, Nottingham, NG2 6DT



Ground Floor
Approx. 54.6 sq. metres (587.6 sq. feet)



First Floor
Approx. 55.7 sq. metres (599.9 sq. feet)

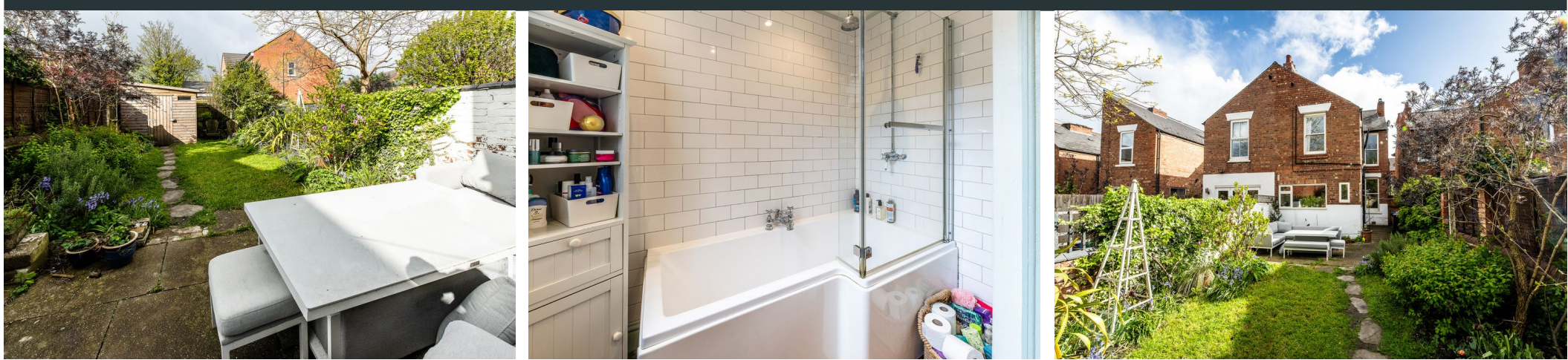


Total area: approx. 110.3 sq. metres (1187.5 sq. feet)

0115 841 1155

- Location
- Gallery
- Video
- Contact

36 Highfield Road, West Bridgford, Nottingham, NG2 6DT



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

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.