

# 100 Abbey Road

West Bridgford  
Nottingham  
NG2 5NB

**Guide Price £525,000 - £550,000**



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0115 841 1155



- Four-bedroom semi-detached home
- Family bathroom, en-suite and downstairs WC
- Accommodation over three floors
- Open plan kitchen diner
- Off street parking and south-west facing rear garden
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - C
- Tenure - Freehold



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## Key Features

A skillfully and stylishly extended four-bedroom semi-detached property, close to the town centre Of West Bridgford, with the coffee bars, restaurants and located in the favoured school catchment. To the rear you have the highly sought-after living kitchen with bifold doors to the rear, stepping out to south-westerly facing garden.

With an arched front doorway and a recently replaced wooden entrance door boasting double glazed stained glass windows, this charming home invites you into an entrance porch featuring coat hanging facilities, shoe storage and a checker board tiled floor. A further replacement solid wood door with stained glass side lights leads to the reception hall, characterised by a ceramic tiled floor and an impressive period-style column radiator. Stepping through oak period style doors, there is a convenient downstairs WC with a contemporary two piece suite. The lounge offers a serene and cosy ambiance with a glazed bay window and original stain glass quarter pain set within, attractive Kardean herringbone wood effect flooring, and a replacement column radiator. A chimney breast with a cast-iron log burner sets a charming focal point, complemented by built-in storage and shelving.

Step into the stunning open plan living kitchen space, featuring a part vaulted ceiling with Velux windows to the rear elevation and bifold doors opening to the South Westley facing rear garden. The kitchen has high gloss fronted wall and base units, an integrated American fridge freezer, microwave, range, and dishwasher, along with a ceramic sink set on a central island with a breakfast bar, creating a functional and stylish culinary space. Underfloor heating adds to the comfort, with a door opening to the utility room, offering further wall and base units, a ceramic tiled washbasin, double decker washer, and dryer space.

To the first floor, a staircase with an original stained glass window leads to period-style oak doors revealing a front bedroom, a rear bedroom with built-in wardrobes, and a child's bedroom or study. The bathroom boasts a roll-top foot bath, vanity washbasin, sizeable shower cubicle, and chrome column towel radiator.

The top floor unveils a converted main bedroom suite with a dorm offering garden views, column radiators, ample storage, and a generous en-suite shower room with a sizeable shower cubicle.

Outside, a block paved driveway offers parking for cars with gate access to the South West facing garden. The garden features a deck spanning the width of the property, raised bedding, lawn, sunken trampoline, and a brick and pantile roof storage unit, perfect for a garden office or summer house and is of a south Wesley facing aspect.



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**Total area: approx. 152.2 sq. metres (1638.1 sq. feet)**

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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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