

# 21 Selby Road

West Bridgford  
Nottingham  
NG2 7BP

**Guide Price £625,000 - £650,000**



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0115 841 1155



- Four-bedroom semi-detached home
- Sought-after West Bridgford address
- Versatile family accommodation
- Highly regarded school catchment area
- Two reception rooms and sizeable studio to the rear
- Viewing essential
- Accommodation over three floors
- Council Tax Band - D
- Off road parking
- Tenure - Freehold





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## Key Features

Located on the sought-after address of Selby Road, this extended four-bedroom semi-detached home seamlessly blends traditional features with contemporary design. Spanning over three floors and offering versatile family accommodation, the property is situated in a highly regarded school catchment area with a sizeable studio to the rear, ideal for home workers or buyers seeking spacious living accommodation.

Upon entering, the property features an arched front door with a double-glazed entrance leading into the entrance porch, followed by the original stained glass door leading to the hallway. The ground floor comprises a staircase rising to the first floor and a doors leading to a downstairs WC with a two-piece white suite, living room, lounge and kitchen. The living room boasts a bay window set within a period arch and a contemporary feature fireplace, while an adjacent lounge serves as an ideal playroom, with an internal window connecting to the dining kitchen-an ideal space for keeping an eye on the kids without background noise distractions.

The L-shaped kitchen, accessed through an open utility room, offers a range of shaker-fronted wall and base units with plumbing for a washer and dryer. Fully fitted appliances, tiled splashbacks, and a tiled effect floor complete the kitchen area. The dining area overlooks the rear garden and leads through French doors to a raised deck area. A rear hallway provides access to the front and leads to a large studio area with high ceilings, built-in roof lights, French doors opening to the rear, and an attractive full-height feature window, offering ample natural light-a perfect space for working from home, with separate side access.

Ascending a contemporary staircase with double-glazed glass lights, the first floor landing leads to three bedrooms and a modern four-piece family bathroom. The staircase continues to the top floor, featuring a continuation of the glass design and accessing a further bedroom with a dormer window to the side and plumbing for a washbasin, offering potential for an en-suite bathroom.

Outside, the front of the property boasts a private hedge boundary and a low-maintenance frontage with off-road parking, providing access to the hallway area and front door. The rear garden features a raised patio area leading from the dining kitchen, descending to a lawn area with shrub beddings and backing onto the green line, offering excellent privacy.





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Total area: approx. 151.5 sq. metres (1630.3 sq. feet)





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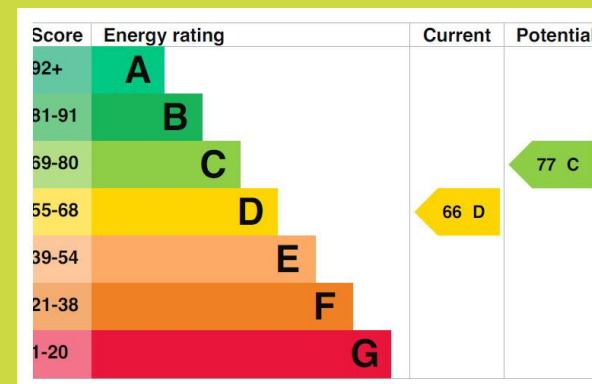


### Interested in this home?

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West Bridgford  
Nottingham  
NG2 6AU

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Nottingham  
NG1 2GB



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