

50 Repton Road

West Bridgford
Nottingham
NG2 7EJ

Offers In Excess Of £600,000



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- No upward chain!
- Three-bedroom detached home
- Stunning 180 foot rear garden
- Two reception rooms
- Open plan kitchen diner and utility
- Off street parking and integral garage
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Council Tax Band - E
- Tenure - Freehold



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Key Features

A rare opportunity awaits to purchase one of the highly coveted South-Westerley rear-facing properties on Repton Road, boasting a mature 180 foot rear garden and situated in a highly sought-after school catchment area. This is the perfect chance for buyers seeking a family home where they can leave their mark, with excellent potential for expansion and reconfiguration.

Upon entering the property through an arched front entrance doorway and UPVC doors, you are greeted by an entrance porch leading to a generous reception hallway. The hallway features original stained glass windows, stairs rising to the first floor, original plate rails, and doors opening to the front reception. Flooded with light from a double glazed bay window, the front reception boasts a feature fireplace with Marble inset and a gas living flame fire set upon a marble hearth. The main living room, extended to the rear, offers floor-to-ceiling glass providing stunning views of the rear garden, a feature central fireplace with wood mantle and gas living flame fire and sliding patio doors lead to the garden, while another door leads into the kitchen and utility room. The kitchen offers a range of wall and base units and integrated double oven and hob. It further extends to a space for dining, with floor-to-ceiling windows offering views and access to the rear garden. There is a door that takes you back to the hallway, where there is a two-piece white suite with fully tiled walls and floor. The utility room offers a generous space with a wall-mounted Bosch combination boiler, plumbing for a washer, wall and base units and access to the garage.

Ascending to the first floor, you'll find a landing with its original leaded stained glass window and painted doors. The main bedroom at the front features a bay window, while the rear double bedroom overlooks the South Westerly facing garden. The bathroom boasts a three-piece coloured suite and a free-standing shower cubicle.

Outside, the front of the property features a path and driveway leading to the garage, bordered by gravelled bedding with a variety of shrubs. Gate access leads to the rear garden, which boasts a substantial patio area spanning the width of the property. The garden is divided into several sections, including one with a water feature, pond, Japanese-style ornamental bridge, and well-stocked borders. Further sections include seating areas, additional pond, lawn area surrounded by trees and shrubs, and a vegetable garden with raised beds, brick-built potting shed, composting area, and storage. This delightful space is ideal for buyers seeking an escape at the end of a hard week.

Viewing is highly recommended to appreciate all this property has to offer.



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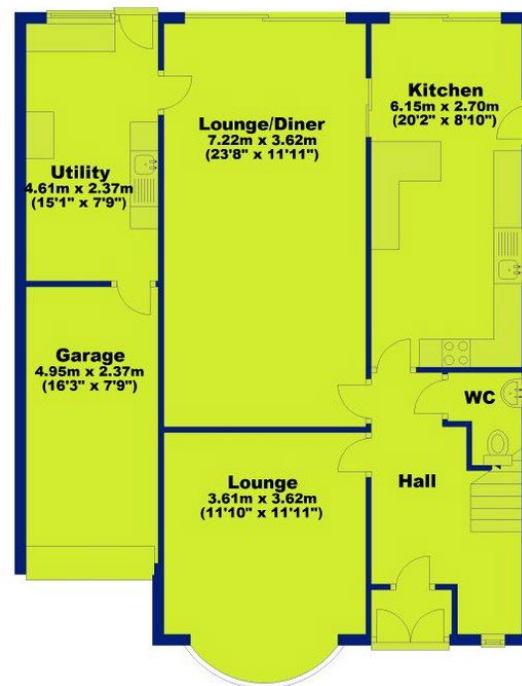
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Ground Floor

Approx. 94.7 sq. metres (1019.0 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



Total area: approx. 145.4 sq. metres (1565.4 sq. feet)



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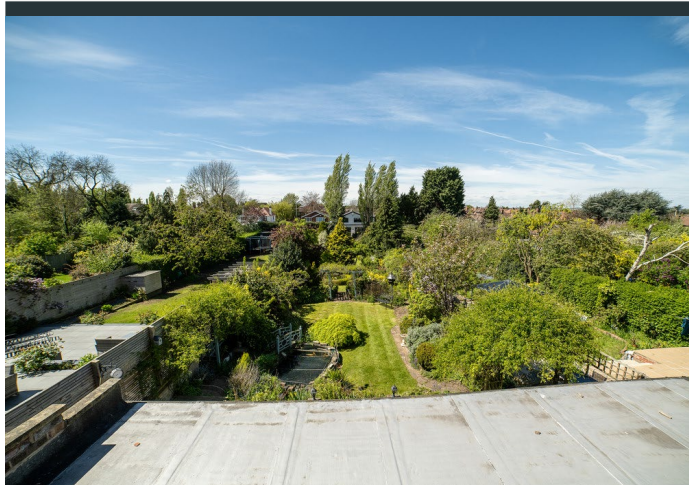


Video



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

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