

DISTINCTIVE  
HOMES  
by



Henry Road  
West Bridgford, NG2 7NB

# Henry Road

West Bridgford, NG2 7NB

A period five-bedroom semi-detached property located on the sought-after address of Henry Road offers an excellent family home in a highly regarded school catchment, located just a short walk from the West Bridgford town centre.





It boasts excellent proportions throughout and a architect designed stylish side extension, creating a living kitchen that is open-plan to the sitting room, impressively blending period character with contemporary design.

The property is entered through double doors into an entrance porchway. A glazed door with sidelights opens into an impressive reception hallway with its original Minton tiled floor, Gothic period arch, original staircase ascending to the first floor, and original pitch pine doors that open to the front lounge. The front lounge features an impressive bay window with wooden replacement double-glazed sash windows to the front elevation, its original marble fireplace with a fully functioning log burner set within strip flooring, original ceiling coving, and picture rails. Next door is the rear reception, which again has its original picture rails and ceiling coving, and a fully functioning and efficient gas inset original fireplace with cast iron and tiled insert in a stone hearth, with a sash window to the side elevation and an open-plan doorway conveniently leading into the extended kitchen. The kitchen has been extended with a contemporary side extension with a roof lantern, full-height windows, and bi-folding doors with a pillarless corner, allowing light to flood into the main kitchen area while offering a view over the rear garden. The main kitchen has a range of high-gloss fronted wall and base units, fully integrated appliances, ceramic tile floor in the working end and part wooden floor, French doors to the rear stepping out to the garden, and creates the main hub for the home, offering a space to eat, socialise, and relax.





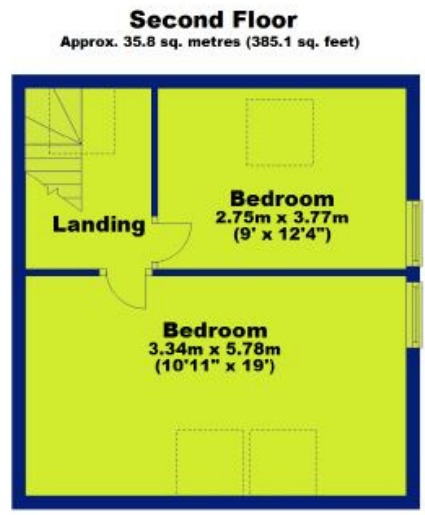
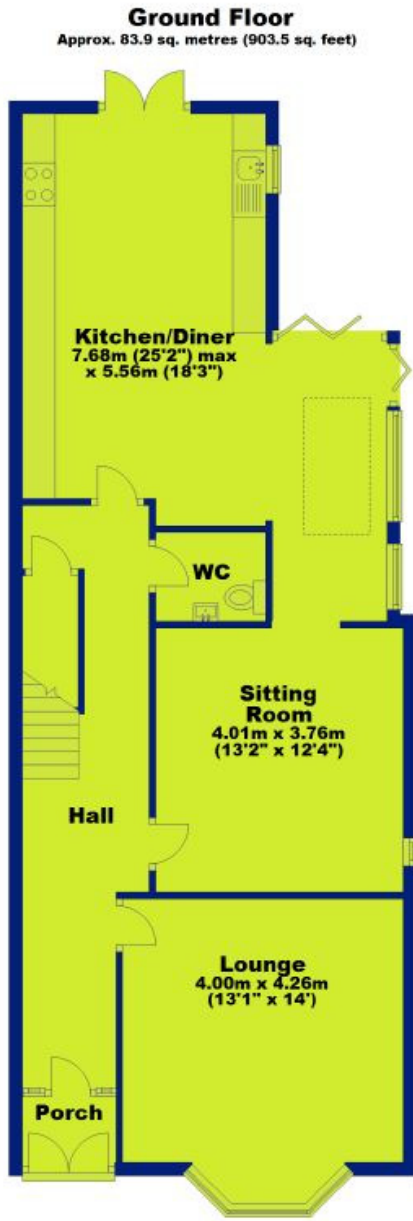
A door leads back to the hallway, which is on a split level, with the door giving access to a two-piece WC, with space for washing machine and open shelves and a doorway which gives access to the cellar, which offers excellent storage with two generous cellar spaces.

To the first floor, there is a split-level landing with three well-proportioned bedrooms. The main bedroom spans the width of the property at the front with its replacement wooden sash double-glazed windows. To the rear is a four-piece contemporary bathroom suite. In the centre is a electric three-piece shower room. There is a further staircase rising to the second floor where there is a landing area with Velux to the rear and two well-proportioned bedrooms. The smaller bedroom /study on the second floor has a wooden double glazed window whilst the larger bedroom has a velux window.

Outside to the front, there is a brick wall boundary and a block-paved driveway which offers off-street parking. The wall is lined with a variety of shrubs and a mature tree, and the pathway extends to the front door. There is gated access leading to the rear, where there is a side courtyard and path area with raised bedding area, which opens out to the rear garden. The garden is of good proportions and has a block-paved patio area that spans the width of the property, overlooking the lawn, with further bedding for a variety of shrubs and mature fruit trees. At the bottom of the garden there is a brick patio that attracts the late afternoon sun. The boundary at the bottom is a mixture of a wooden fence and a new wall rebuilt out of the original bricks.







**Total area: approx. 194.9 sq. metres (2097.7 sq. feet)**



DISTINCTIVE  
HOMES  
by



## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



## Interested in this home?

Call the FHP Living Distinctive Homes Team



**Steven Gray**  
Mobile: 07917 576 253  
[steven@fhpliving.co.uk](mailto:steven@fhpliving.co.uk)



**Jules Hunt**  
Mobile: 07917 460 033  
[jules@fhpliving.co.uk](mailto:jules@fhpliving.co.uk)

T: 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB