

135 Davies Road

West Bridgford
Nottingham
NG2 5HZ

Guide Price £575,000 - £595,000



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Location



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0115 841 1155



- Three-bedroom detached home
- Two reception rooms
- Family bathroom and separate WC
- Detached garage and off street parking
- Close to all local amenities
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold



135 Davies Road, West Bridgford, Nottingham, NG2 5HZ

Key Features

Presenting a larger-than-average, three-bedroom detached traditional home, located near the town centre of the highly sought-after Nottingham suburb of West Bridgford. This well-maintained and immaculately presented property offers excellent potential for expansion or redevelopment, subject to relevant approvals. The property has also undergone extensive renovation to create excellent curb appeal.

Upon entering through the front door, you are greeted by a generous reception area with a staircase leading to the first floor and doors leading to the dining room, living room and kitchen.

The front reception room features a double-glazed bay window with original leaded stained glass panes, a chimney breast with a feature fireplace, and a gas living flame fire set upon a stone hearth. The ceiling is adorned with coving, creating a welcoming space for dining or relaxation.

The rear reception room offers a view of the rear garden through a French door and window set in a period arch. This room also features a chimney breast with a fireplace and a gas living flame fire set upon a hearth.

In the kitchen, you will find a wealth of units with integrated appliances and a dining seating area with a window overlooking the rear garden. There is access to a pantry and a door leading to the side carport area, providing excellent covered space and shelter from the rain.

Ascending to the first floor, you will find a generous landing area, which could easily accommodate a second-floor conversion, subject to planning permission. The three double bedrooms feature double glazing with encased leaded stained glass lights. Two of the bedrooms benefit from fitted wardrobes. The bathroom suite includes a wash basin, bath, walk-in shower cubicle, and a separate WC.

Outside to the front there is a brick built boundary wall, manicured hedges and off street parking for cars. There is gated access leading to the side carport area, leading through to the rear garden. The rear garden has a patio area and the rest is laid to lawn. You will also find the detached garage to the rear, offering great storage space.

This property combines traditional charm with modern comforts, making it an ideal family home with great potential for further development.



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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		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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