

# 74 Selby Road

West Bridgford  
Nottingham  
NG2 7BL

**Guide Price £625,000 - £650,000**



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0115 841 1155



- Detached four-bedroom family home
- Modern open plan kitchen living area
- Family bathroom and downstairs WC
- Modern throughout
- Off street parking and single garage
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold

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## Key Features

Located on the sought-after Selby Road in the heart of West Bridgford, this extended four-bedroom detached family home is perfect for those seeking a property ready to move straight in to! Close to all local amenities, with a variety of shops on Melton Road and Central Avenue, where you will find shops, coffee bars and restaurants. It is also located right near the Green Line providing walks around the area and is in a highly-regarded school catchment area.

The property boasts planning permission to extend the rear of the garage, to create an outdoor kitchen, add a fifth bedroom in the attic, and infill the flat roof extension (23/00965/FUL).

Step inside through the inviting porch, and you're welcomed by a delightful entrance hall that grants access to all corners of this cosy home, including a convenient ground floor WC. The lounge is a warm, inviting reception room featuring a log burner and a front-facing window, perfect for evenings in.

The heart of the home lies in the spacious living/kitchen area. Here, there's ample space for a dining table and chairs, with bi-fold doors that seamlessly blend indoor and outdoor living. The modern kitchen is a chef's delight, boasting a range of contemporary units and integrated appliances, including a ceiling-mounted extractor fan.

To the first floor, you'll find four generously sized bedrooms. The bedrooms are complemented by a well-appointed bathroom featuring a wash basin and a separate WC.

Outside, to the front, there is a convenient driveway leading to the garage and front door, ensuring plenty of parking space. To the rear, there is a south-west facing rear garden, bathed in sunlight and perfect for summer gatherings. With a lawn, a decking area, and a variety of plants and shrubs.



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Total area: approx. 132.3 sq. metres (1424.1 sq. feet)



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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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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