

36 Edward Road

West Bridgford
Nottingham
NG2 5GB

Guide Price £650,000



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0115 841 1155



- Four-bedroom detached period home
- Extended to the rear by the current owners
- Breakfast kitchen and utility
- Family bathroom and shower room
- Off street parking
- Sought-after central West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold

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Key Features

Located in the heart of the highly sought-after West Bridgford, this period-style detached house stands as a testament to timeless elegance and modern convenience. Just a leisurely stroll away from the bustling Central Avenue, you'll find all amenities including shops, coffee shops and lively bars.

As you step through the front door, you are greeted by an impressive entrance hall, which serves as the central hub, providing seamless access to all the rooms on the ground and first floors, from the stairs.

To the front of the property there is the sitting room, bathed in natural light from dual aspect windows. This room boasts original features, such as intricate coving and a cosy fireplace, making it an ideal space for both relaxation and entertaining.

The breakfast kitchen, features a range of modern units designed for both functionality and style. Adjacent to this is a separate utility room, offering convenient access to a ground floor shower room and WC.

The dining area flows effortlessly into a spacious lounge, highlighted by stunning vaulted ceilings and wooden framed bi-fold doors that open to the garden. This room is a sanctuary of comfort, complete with a multi-fuel log burner, perfect for those chilly evenings.

Ascending to the first floor, you will find four generously sized bedrooms. Three of these are doubles, providing ample space for family and guests alike.

The family bathroom features a five-piece white suite. With a freestanding bath, or refresh and separate shower. The suite also includes a wash basin, WC, and bidet, offering both comfort and convenience.

Step outside to discover a large, beautifully maintained rear garden. This outdoor oasis includes a lawn, two distinct areas perfect for garden furniture, a pond, and raised flower beds bursting with colour.

The charm extends to the front of the house, where a spacious driveway provides off-street parking. The driveway leads to double gates, behind which lies a useful garage, offering ample storage space.

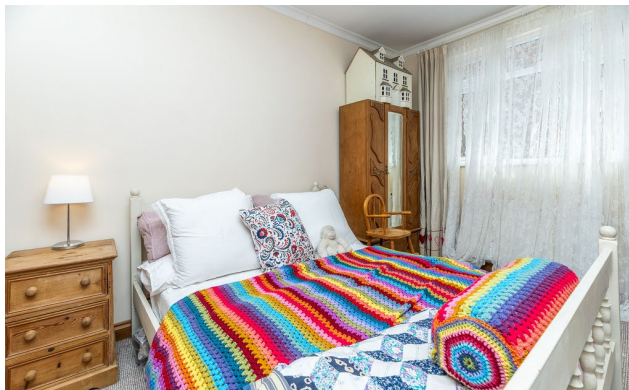
This property seamlessly blends period charm with modern living, offering a lifestyle of elegance and convenience. With its prime location in West Bridgford and a host of stunning features, this home is not just a place to live, but a place to love. Don't miss the opportunity to make it yours.



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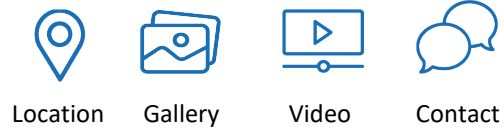
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Total area: approx. 171.4 sq. metres (1844.8 sq. feet)

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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		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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