

167 Blake Road

West Bridgford Nottingham
NG2 5LA

Guide Price £550,000 - £575,000



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- Three-bedroom detached home
- Open plan kitchen dining area
- Large living area, with a dual aspect
- Renovated throughout by the current vendors
- Ample off street parking
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold

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167 Blake Road, West Bridgford, Nottingham, NG2 5LA

Key Features

A three-bedroom detached home, located in the sought-after West Bridgford area and in the highly regarded school catchment area. Just a short walk away, is the Central Avenue, where you will find the coffee bars, restaurants and shops. Upon entering the property, you are welcomed by a composite front door that opens into the hallway. The hallway features stylish herringbone wood-effect Karndean flooring, a contemporary column radiator, and a built-in storage cupboard with strip lighting. A door from the hallway leads to a modern downstairs WC, complete with a two-piece suite, concealed cistern WC, and tiled walls.

As you step into the main lounge/dining room, you are greeted by a light and bright space. The room flows seamlessly through a central open-plan doorway, offering views of the garden through bifold doors. The wood-effect flooring continues throughout, complemented by feature acoustic wall panelling, contemporary radiators, a box bay window, and wooden double-glazed doors with shutter blinds. These doors lead to a second lounge and office space, which is dual-aspect and features French doors opening to the garden. This room also benefits from electric blinds, a built-in desk, and additional storage.

The kitchen, open plan from the dining area, boasts a range of high-spec handleless wall and base units with quartz and butcher block countertops. It includes a ceramic hob with a contemporary glass extractor, tiled walls, an integrated fridge and freezer, dishwasher, integrated Bosch washing machine, double Neff ovens, and continued wood-effect flooring.

The first floor landing, accessed via a hatch, leads to three bedrooms, all featuring contemporary built-in furniture. Each bedroom has wood-effect flooring and modern built-in wardrobes. The stylish bathroom is a three-piece shower room, featuring a high-spec walk-in shower cubicle with a ceiling-mounted showerhead, additional shower fittings, fully tiled walls, wood-effect flooring, and a concealed cistern WC. The loft space is boarded, allowing extra storage space.

The property boasts a large block-paved driveway at the front, offering ample parking for multiple cars. A bedding area to the side is adorned with a mature palm and shrubs. The property benefits from an electric car charging point, Ring doorbell, security system, feature lighting, and galvanised steel sliding gate providing access to the rear garden.

Spanning the width of the rear garden is a raised gravelled patio area, perfect for overlooking the mainly lawned garden. A pathway leads to an additional raised patio area at the rear, offering a great space to relax after a long day. Recently installed sliding side gates offer potential for off-street parking, with bedding areas featuring a variety of shrubs. On the far side of the property, there is a lean-to wooden shed that has been newly boarded and floored, complete with power and lighting.





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Total area: approx. 112.7 sq. metres (1213.3 sq. feet)



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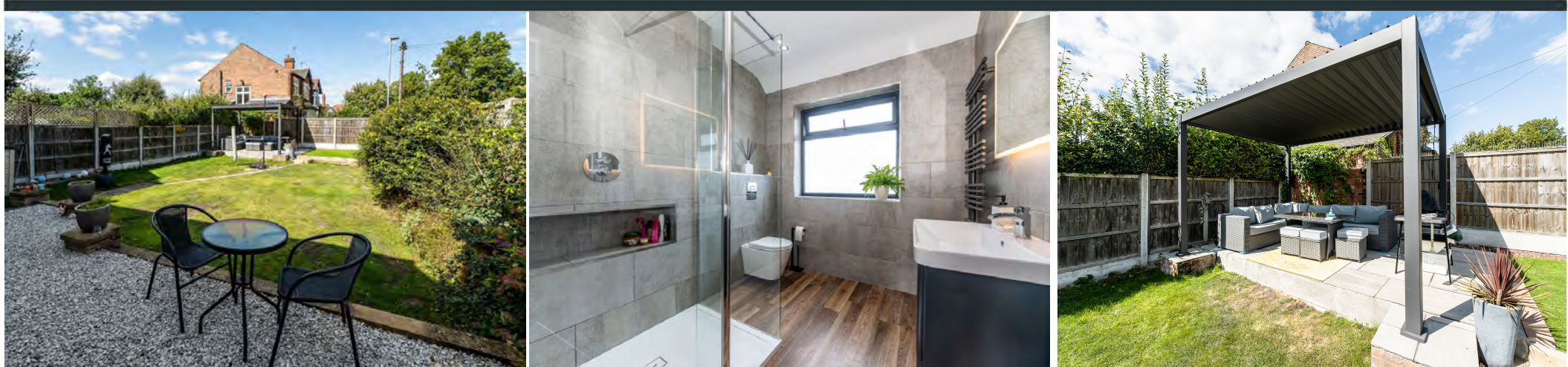
Video



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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	63 D	
39-54	E		
21-38	F		
1-20	G		

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