

29 Melton Road

West Bridgford
Nottingham
NG2 7NW

Guide Price £525,000



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- Five-bedroom period semi-detached property
- Two bathrooms, shower room and WC
- Original features throughout
- Accommodation across three floors
- Two reception rooms and kitchen diner
- Close to all local amenities
- Sought-after West Bridgford location
- Garage
- Council Tax Band - D
- Tenure - Freehold

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Key Features

A substantial period semi-detached property offering approximately 2,150 square feet of accommodation, plus cellars, located in the highly sought-after Nottingham suburb of West Bridgford. The property would appeal to investor buyers or make a perfect family home for those happy to put their own stamp on it. With excellent proportions throughout, it has retained some of its original period features, including wall and ceiling friezes. Early internal viewing is highly recommended.

The property is entered through a front doorway leading to an entrance porch and then a large hallway with a staircase rising to the first floor. There is a door under the stairs leading to the cellar, and further doors leading to the front lounge, which boasts impressive high ceilings, original wall and ceiling moldings, and coving. The dining room features a bay window to the side elevation and similarly high ceilings with ceiling coving. The kitchen is of excellent proportions and comes fully fitted with a range of wall and base units, a window to the side, and access to the rear garden. This space would be perfect for reconfiguration into a highly sought-after kitchen living area.

On the first floor, there are three double bedrooms, a three-piece bathroom/ WC and a separate WC. There is also a shower room located next to the main bedroom, which could easily be converted into an en-suite.

The top floor features a generous landing with two further double bedrooms and a three-piece bathroom/ WC serving both rooms.

Outside, the front of the property is bordered by a hedge with stone gate posts leading to a driveway that provides access to the front door. The driveway continues along the side of the house and leads to a good-sized area, partly paved, which would benefit from landscaping. There are also two brick storage sheds.

A separate driveway at the rear, approached from George Road, accesses a single garage.



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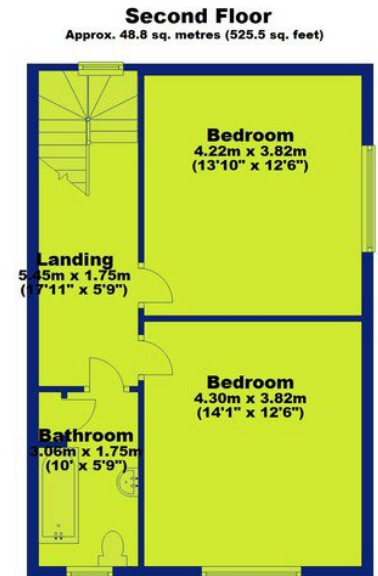
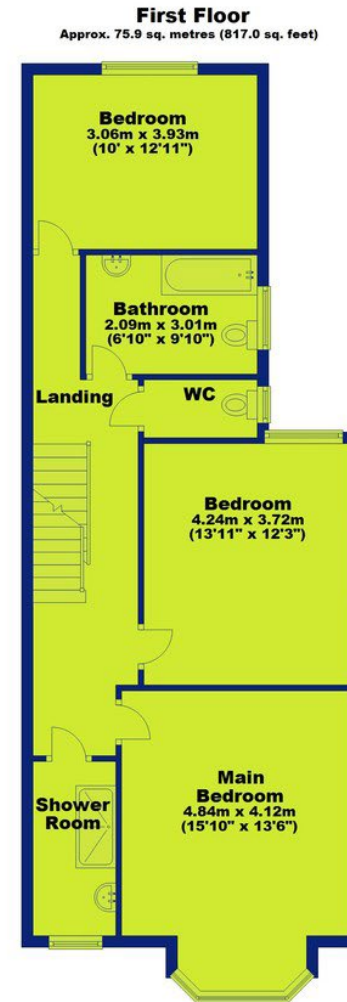
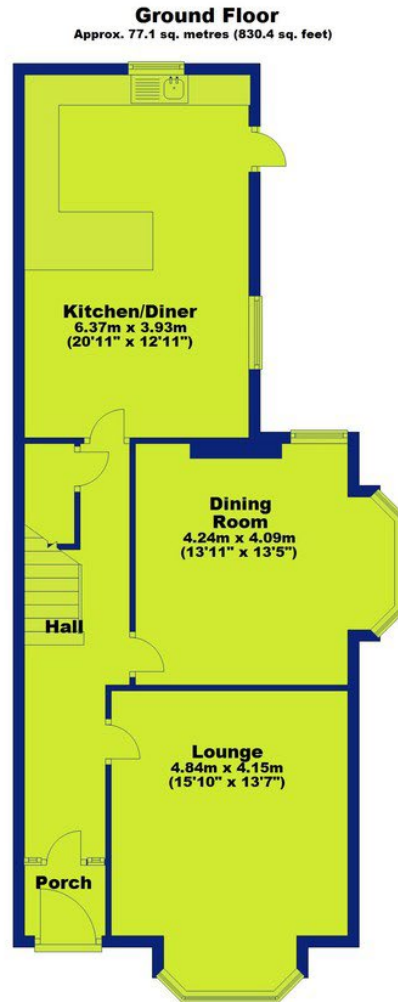


Video



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Total area: approx. 201.9 sq. metres (2172.8 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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

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