

93 Ella Road

West Bridgford
Nottingham
NG2 5GZ

Guide Price £535,000 - £565,000



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0115 841 1155



- Four-bedroom semi-detached home
- Family bathroom, en-suite and downstairs WC
- Accommodation across three floors
- Two reception rooms
- Off street parking
- Central West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

A charming period four-bedroom semi-detached home, ideally situated in the heart of the highly sought-after Nottingham suburb of West Bridgford. Offering off-street parking and a private rear garden, this property is located within desirable school catchment areas. Early viewing is strongly recommended, as we anticipate a high level of interest.

The property is entered through a composite front entrance door, leading to an original arched porch and internal vestibule. The main front door opens into a spacious reception hall, with stairs rising to the second floor. Doors lead to the generously sized lounge, which features a large bay window to the front, allowing natural light to flood the room. The lounge also benefits from built-in shutter blinds and showcases original ceiling coving, a picture rail, and a stunning period-style Art Nouveau fireplace with a cast-iron surround and tiled open hearth. Adjacent is a dining/family room, also with period features, including a cast-iron fireplace set on a stone hearth, original ceiling coving, and a window to the rear elevation. The room also includes a serving hatch that opens into the kitchen.

The kitchen provides space for a dining table and is fitted with a range of buttermilk-fronted wall and base units, complemented by wooden worktops. It has space for a cooking range, with a splashback and extractor, and a Belfast sink set beneath a double-glazed window, offering views over the garden. The kitchen also features contemporary-style flooring, a modern radiator, and an additional window to the side elevation. A door leads to a WC with a two-piece contemporary suite.

To the first floor, the landing provides access to three well-proportioned bedrooms, with the master bedroom spanning the width of the property. There is a family bathroom with travertine-style flooring and wall tiles, featuring a freestanding bath with a shower over, a vanity unit with a wash basin, a low flush WC, and a wall-mounted TV (currently out of use). The top floor has a converted loft, providing an additional bedroom with an en-suite shower room, fitted with a modern three-piece suite.

To the front of the property, a gravel driveway offers parking for cars and provides access to the house, with a pathway leading to the side. The rear garden features a paved patio area directly accessible from the kitchen, ideal for seating. The garden is mainly laid to lawn and surrounded by shrub borders, a fruit tree, and an original stone wall boundary. Additionally, there is a brick-built outbuilding offering excellent storage.





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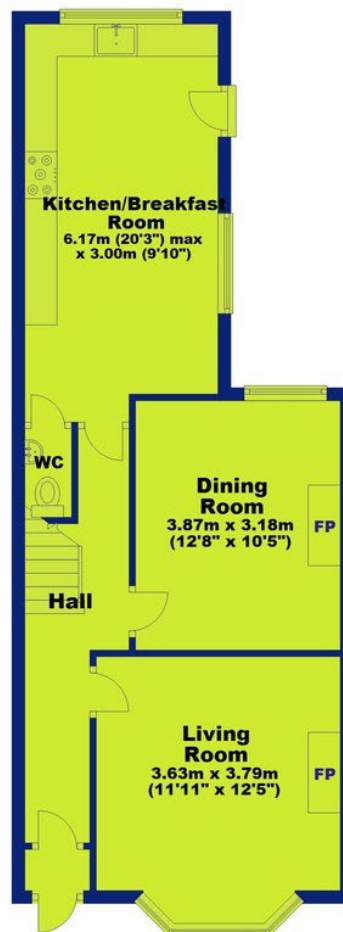


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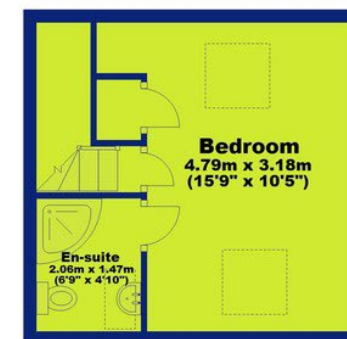
Ground Floor
Approx. 55.1 sq. metres (593.3 sq. feet)



First Floor
Approx. 55.0 sq. metres (592.1 sq. feet)



Second Floor
Approx. 23.1 sq. metres (249.0 sq. feet)



Total area: approx. 133.3 sq. metres (1434.3 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		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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