

36 Davies Road

West Bridgford
Nottingham
NG2 5JD

Guide Price £750,000 - £775,000



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- Extended four-bedroom detached home
- Open plan kitchen diner
- Two reception rooms
- Family bathroom, en-suite and downstairs WC
- South-westerly aspect
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold



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Key Features

A beautifully presented and extended four-bedroom detached family home, perfectly situated in the highly sought-after Nottingham suburb of West Bridgford. Positioned on the favoured south-westerly, rear-facing side of the street, this exceptional property is just a short stroll from the vibrant coffee bars and restaurants of Central Avenue. Offering turn-key accommodation, it is an ideal purchase for discerning buyers seeking a stylish home within highly regarded school catchment areas.

Upon entering through the composite front door with leaded double-glazed sidelights, you are welcomed into a bright and spacious hallway, featuring wood-effect LVT flooring that seamlessly flows into the reception room. Currently used as a playroom, this charming space benefits from a double-glazed window to the front with elegant leaded stained-glass panes, built-in shelving and storage, and a set of French doors leading into the impressive extended lounge.

The lounge boasts a striking feature chimney breast with a brick recess, a wood-effect mantle, and a cast-iron log burner set upon a tiled hearth. Bifold doors open onto the rear garden, creating a seamless indoor-outdoor connection. A doorway leads back to the hallway, where you will find a stylish two-piece downstairs WC and a well-appointed utility room with wall and base units and a window to the side.

The heart of this home is the breathtaking extended living kitchen, designed for both functionality and contemporary style. Extended by the current owners, this stunning space features a high-quality fitted kitchen with an extensive range of wall and base units, a central island with a breakfast bar and butcher block worktop, and quartz stone worktops to the main kitchen area. Integrated appliances complement the sleek design, with space for an American-style fridge freezer. The part-vaulted ceiling, fitted with Velux windows, allows natural light to flood in, while an impressive set of bifold doors, complete with a feature angular window above, opens directly onto the beautifully landscaped rear garden. The space is completed with premium wood-effect LVT flooring.

To the first floor, a landing with a side elevation window leads to four well-proportioned bedrooms and a contemporary four-piece family bathroom. The principal bedroom enjoys views over the rear garden and benefits from a stylish en-suite shower room. Bedrooms two and three both feature built-in wardrobes, while the main bathroom offers a luxurious four-piece suite with part-tiled walls and floors.

Externally, the property boasts a low-maintenance block-paved frontage, providing ample off-road parking for multiple vehicles and leading to both the front entrance and side access. The stunning rear garden has been thoughtfully designed, featuring a spacious patio area spanning the width of the property, a pergola-covered seating area, and a beautifully maintained lawn bordered by well-stocked flower beds with a variety of mature trees and shrubs. The property enjoys a sought-after south-westerly aspect, ensuring sunlight throughout most of the day.

A rare opportunity to acquire a meticulously designed family home in one of West Bridgford's most desirable locations. Viewing is highly recommended.





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Total area: approx. 165.7 sq. metres (1783.7 sq. feet)



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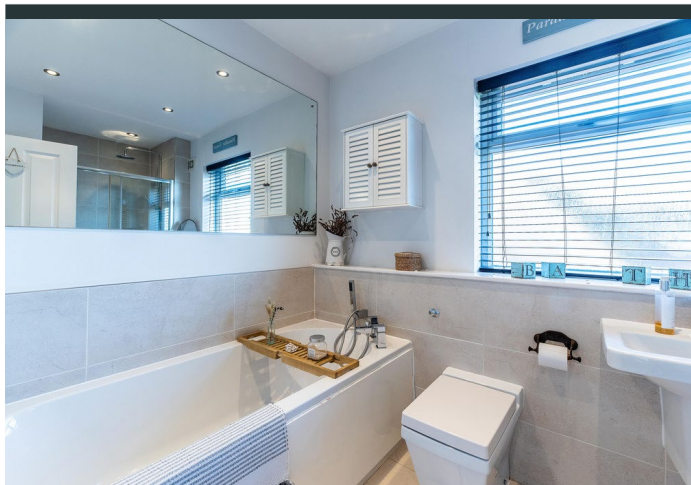


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Interested in this home?

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

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