

# 12 Burleigh Road

West Bridgford  
Nottingham  
NG2 6FP

**Guide Price £550,000 - £575,000**



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Location



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0115 841 1155



- Three-bedroom semi-detached home
- Family bathroom and downstairs WC
- Open plan dining, family room and kitchen
- Off road parking
- Close to all local amenities
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold





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## Key Features

Situated just a short walk from the vibrant coffee bars, restaurants, and shops of Central Avenue and Melton Road, this beautifully presented and extended three-bedroom traditional semi-detached home is located in the highly sought-after Nottingham suburb of West Bridgford. The property boasts the highly coveted open-plan rear living space, complete with roof lanterns and bi-fold doors, seamlessly connecting the interior to a private, south facing garden. Early viewing is highly recommended.

The home is entered via a double-glazed composite front door, opening into a spacious and welcoming hallway with an inlaid doormat, solid wood flooring, a front-facing window, and a staircase rising to the first floor. Doors lead to a downstairs utility/WC, fitted with a modern two-piece suite, a window to the side elevation, and plumbing for a washing machine. The living room, positioned at the front of the property, features an original bay window with leaded stained glass top panes, allowing natural light to flood the space. The room is enhanced by stripped wooden flooring, original picture rails, and an impressive Art Nouveau polished cast-iron fireplace with an open fire set upon a tiled hearth. At the rear, the dining room, family room, and kitchen flow together in a stunning open-plan layout. The dining area features striped wooden flooring, built-in shelving and cupboards, and a charming fireplace, leading into the family room-a bright and airy space with bi-fold doors and skylights, offering views over and direct access to the south facing garden. The kitchen area is fitted with a range of base units, space for appliances, a side-facing window, butcher block worktops, and tiled flooring that extends seamlessly from the family area.

The first-floor landing retains its original leaded stained glass staircase window to the side and benefits from built-in storage. There are three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom boasts stripped wooden flooring and a double-glazed bay window to the front. Bedroom two enjoys views over the rear garden and features an original fireplace and stripped flooring. The family bathroom is fitted with a modern three-piece suite, fully tiled walls and flooring, a built-in mirror, and a side-facing window.

Externally, the property is set behind a hedged front boundary with a resin and block-paved edged driveway, providing off-road parking for one vehicle. There is potential to extend the parking area by reconfiguring the space to the side of the property, subject to planning. The landscaped front garden features raised sleeper beds planted with a variety of trees and shrubs, while a block-paved pathway leads to the front door. A secure side gate provides access to the rear garden, which has been thoughtfully designed with mature planting, seating areas, and space for outdoor entertaining.





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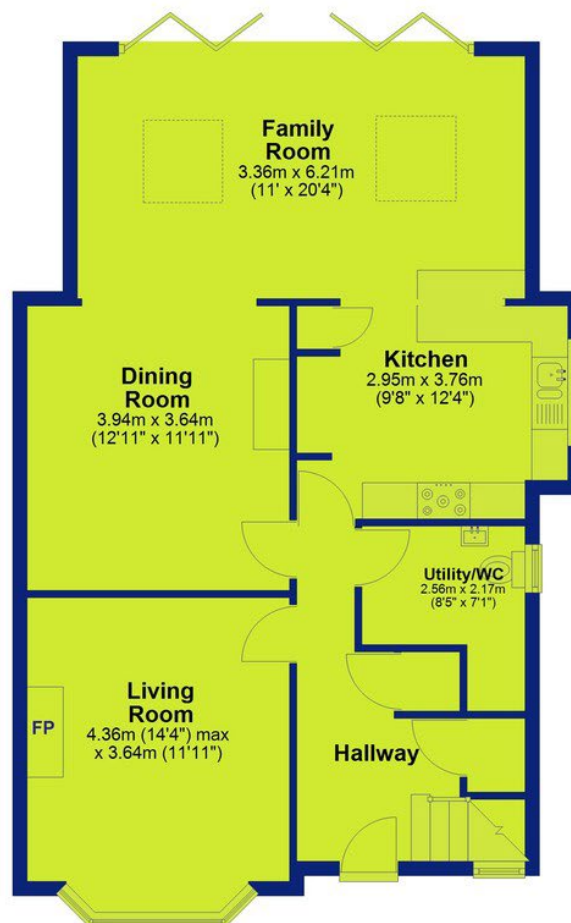
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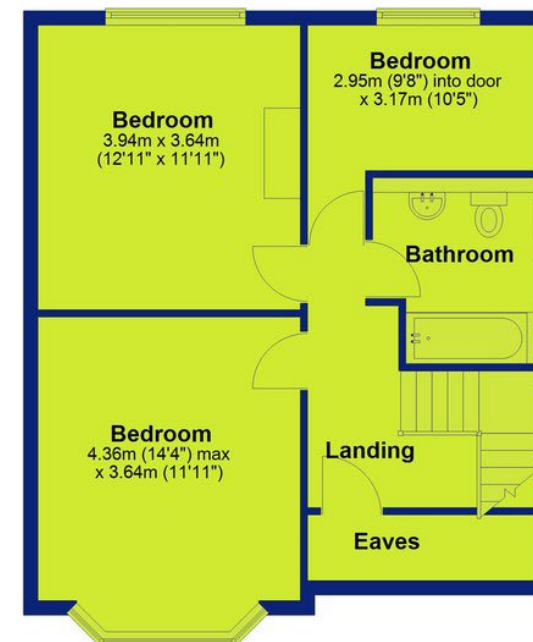
### Ground Floor

Approx. 77.3 sq. metres (831.6 sq. feet)



### First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 131.8 sq. metres (1419.0 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	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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