

# 9 Court Gardens

West Bridgford  
Nottingham  
NG2 7SN

**Guide Price £425,000 - £450,000**



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0115 841 1155



- Three-bedroom detached home
- Family bathroom and downstairs WC
- Open plan living/ dining/ kitchen area
- Utility and garden room
- Off road parking and garage
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold





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## 9 Court Gardens, West Bridgford, Nottingham, NG2 7SN

### Key Features

Located on the quiet cul-de-sac of Court Gardens in Compton Acres, West Bridgford, this excellent family home is situated within a highly sought-after school catchment area and just a short walk from the local tram stop. Having undergone partial renovations, the property is being sold with planning permission to convert into a five-bedroom, three-bathroom home. Boasting a south-facing garden and three reception rooms, early internal viewing is essential to avoid missing out.

The property is entered via a double-glazed front door into a welcoming reception hall with laminate flooring, stairs rising to the first floor, and doors leading to the main living areas. A recently fitted contemporary downstairs WC features a modern suite, ceramic tiled flooring, part-tiled walls, and a front-facing window.

Stepping into the lounge, you are greeted by a recently installed cast-iron log burner set upon a stone hearth. A box bay double-glazed window to the front elevation allows natural light to flood in, while an archway leads to the dining room, which has patio doors opening into a sizeable office. A further door from the dining room leads into the kitchen.

With the potential to be opened up into a large open-plan kitchen-diner (subject to building regulations), the current kitchen is fitted with a range of wall and base units, a work surface incorporating a sink unit, and a double-glazed window overlooking the rear garden. The kitchen would benefit from upgrading to fully maximize its potential. There is also a pantry beneath the stairs, and a door leads to the utility room, which houses a wall-mounted combination boiler, space for a washer, dryer, and an additional fridge. The utility room provides internal access to the integral garage, which is equipped with power, lighting, and an electric roller door.

Upstairs, the landing features a side window, which would provide access to the planned second-story extension. There are currently three bedrooms and a family bathroom. The front bedroom benefits from built-in wardrobes, while the rear bedroom enjoys views over the garden. The bathroom is fitted with a contemporary three-piece suite.

Externally, the property boasts a recently laid resin driveway, offering a stylish, low-maintenance frontage with access to the garage and front entrance. To the side, a gated pathway leads to the south-westerly facing rear garden, which provides an excellent outdoor space to relax and unwind. The garden features a patio area, a pathway running along the rear of the property, and a lawned garden with well-stocked borders, incorporating a variety of mature trees and shrubs.





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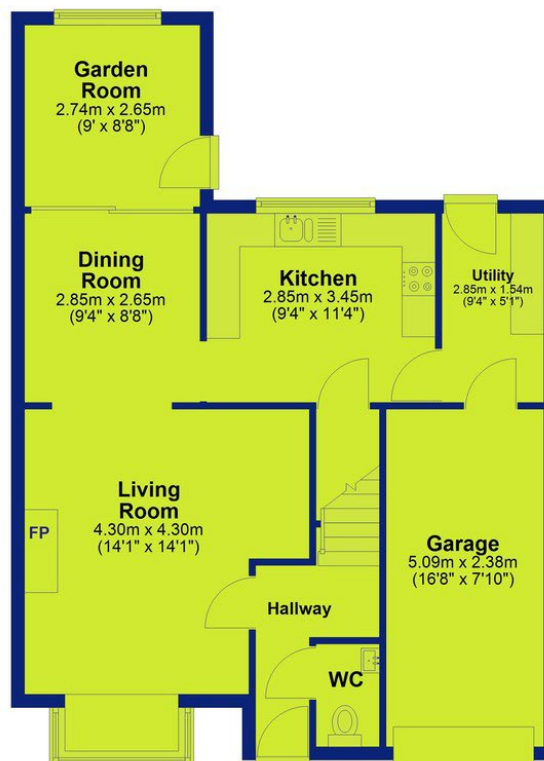
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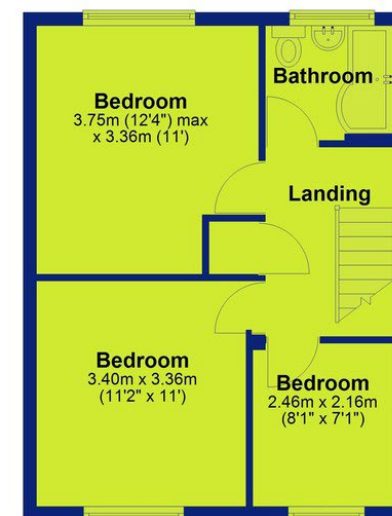
### Ground Floor

Approx. 68.6 sq. metres (738.0 sq. feet)



### First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



Total area: approx. 108.0 sq. metres (1162.5 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+	<b>A</b>		
81-91	<b>B</b>		<b>82 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>68 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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