

Court Gardens

West Bridgford
Nottingham
NG2 7SN

Guide Price £415,000



Click for further information:-



Location



Gallery



Video



Contact



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



0115 841 1155



Location



Gallery



Video



Contact

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.





0115 841 1155



Location



Gallery



Video



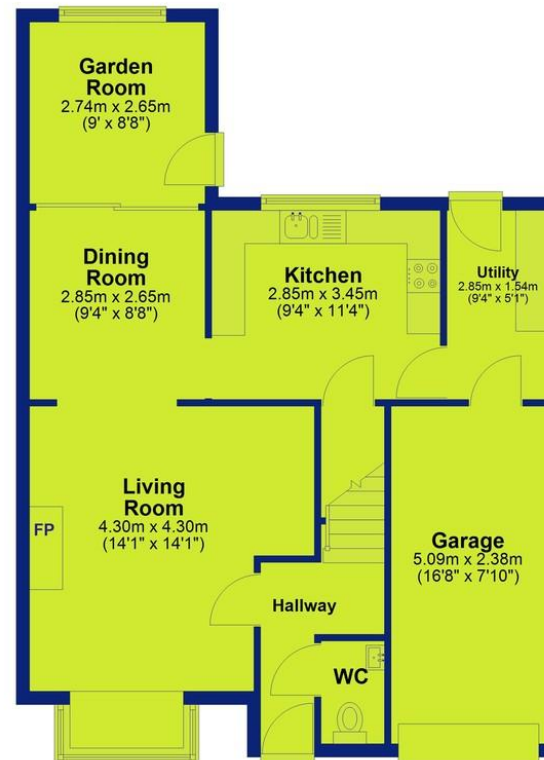
Contact

Court Gardens, [West Bridgford, Nottingham, NG2 7SN](#)



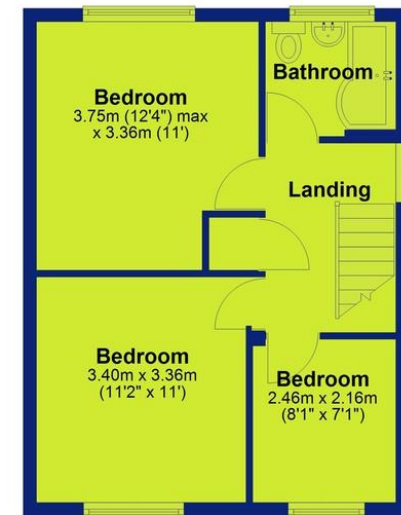
Ground Floor

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)



0115 841 1155



Location



Gallery



Video



Contact

Court Gardens, [West Bridgford, Nottingham, NG2 7SN](#)



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 | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.