

11 Chatsworth Road

West Bridgford
Nottingham
NG2 5ED

Guide Price £425,000 - £450,000



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0115 841 1155



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



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Key Features

Located on the highly desirable and quiet Chatsworth Road, on the edge of Lady Bay, this property offers a fantastic opportunity for a family seeking a home in a prime location. Featuring an open-plan dining kitchen, a contemporary bathroom, a downstairs WC, and off-street parking with garage storage, this home is expected to attract high levels of interest. Early viewing is highly recommended.

The property is entered through double-glazed double doors with a sidelight, leading into an entrance porch with coat storage, laminate flooring, and an original leaded stained-glass door with windows opening into the reception hall. The hall features wood-effect Amtico flooring, stairs rising to the first floor, and spotlights in the ceiling and additional wall lights along the wall.

Doors lead to the lounge, which benefits from a double-glazed window with stained-glass quarter panes, a traditional cast-iron fireplace with a gas living flame fire set upon a stone hearth, and a continuation of the Amtico flooring. From the hall, there is a downstairs WC including a Duravit concealed cistern WC and Duravit washbasin with compact vanity unit, Roper Rhodes mirrored cabinet above the washbasin and heated towel rail and Grohe taps.

To the rear, an open-plan kitchen-diner boasts a range of contemporary wall and base units, a central island with a breakfast bar, and an integrated Neff oven, along with a combination oven and microwave. Further integrated appliances include a recess for an American-style fridge freezer. The Amtico flooring continues throughout, and a window above the sink, fitted with a Quooker tap, overlooks the garden. French doors open into the conservatory which has combined light and fan with 3 settings and also provides additional worktop space, plumbing for a washing machine and dryer, and windows and a door leading to the rear garden.

Upstairs, the landing features an original leaded stained-glass window to the side elevation, leading to three bedrooms and a family bathroom. The front bedroom benefits from a bay window with stained-glass quarter panes and a cast-iron fireplace, while the main bedroom enjoys views over the rear garden. The third bedroom is well-proportioned.

The contemporary four-piece family bathroom includes a walk-in shower with a double shower fitting, a panel bath with a mixer and shower attachment, a vanity unit with a washbasin, and a low-flush Duravit WC. The bathroom also features programmed underfloor heating, a Matki walk in shower with conventional and rainforest settings, contemporary Duravit washbasin with vanity unit, Roper Rhodes illuminated, mirrored cabinet, full length heated towel rail, Carron bath, Grohe taps, shower and bath mixer taps and a window to the side elevation.

Externally, the front of the property features a block-paved driveway providing off-street parking, along with a gravel frontage leading to the front door and a lean-to garage space with an up-and-over door. The garage offers secure access to the rear garden, where a side area with a hardstanding and garden shed leads to a decked patio overlooking the lawned garden. The garden is well-stocked with mature trees, shrubs, and a wooden summerhouse.





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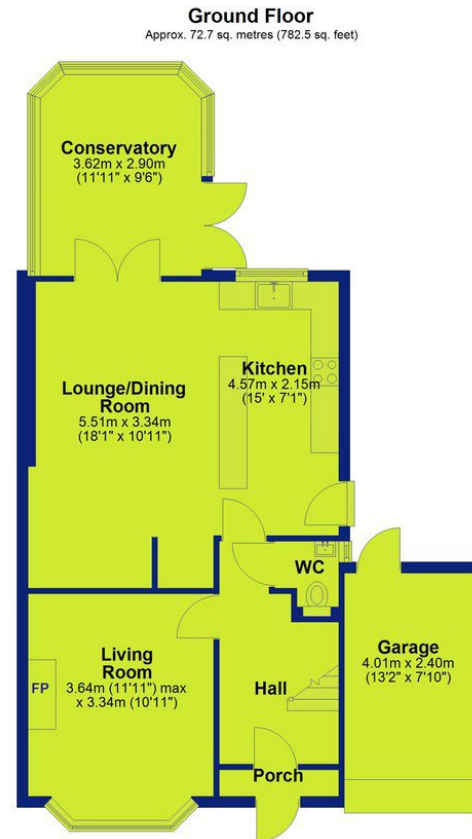


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Total area: approx. 117.2 sq. metres (1261.0 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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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	70 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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