

18a Adbolton Grove

West Bridgford
Nottingham
NG2 5AR

Guide Price £400,000 - £415,000



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0115 841 1155



- Two/ three bedroom detached home
- Family bathroom, en-suite and downstairs WC
- Open plan living/ kitchen/ diner
- Secure gated driveway
- Close to local amenities
- Sought-after Lady Bay location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

NO UPWARD CHAIN! Nestled in the sought-after heart of Lady Bay, West Bridgford, this contemporary detached home offers style, comfort, and convenience. With an array of shops, restaurants, and bars just moments away, it's perfectly positioned for those who love having amenities right on their doorstep. Coming to the market with no chain, this immaculately presented property is an ideal find for a variety of buyers.

Step inside and you're greeted by a welcoming entrance hall, with access to both the ground floor spaces and the staircase leading to the first floor.

At the heart of the home lies a beautifully designed kitchen - a modern, social space complete with sleek units and integrated appliances. It flows effortlessly into a generously proportioned lounge and dining area, where two sets of bi-fold doors, floor-to-ceiling windows, and LED spotlights bathe the room in natural light, creating an open, airy ambiance. The added comfort of underfloor heating ensures the entire ground floor stays cosy year-round.

Also on this level is a versatile room that can be used as a study or third bedroom, fitted with built-in wardrobes. A handy ground floor W/C and a utility room housing the combi boiler complete the ground floor layout.

Upstairs, you'll discover two spacious double bedrooms, both enhanced by vaulted ceilings and skylight windows that flood the rooms with natural light. One of these bedrooms benefits from a sleek, contemporary en-suite shower room, while a stylish family bathroom, complete with a modern three-piece white suite, serves the rest of the floor.

Outside, the property features a low-maintenance front garden, enclosed by private wooden gates. There's ample off-road parking for two vehicles, plus space for summer BBQs and outdoor gatherings.





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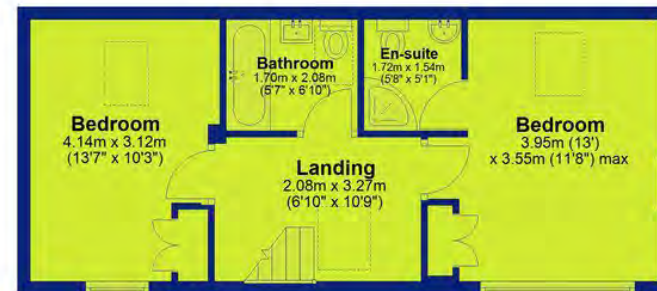
Ground Floor

Approx. 76.6 sq. metres (824.3 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 117.1 sq. metres (1260.8 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	76 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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