

# 25 Carnarvon Road

West Bridgford  
Nottingham  
NG2 6DG

**Guide Price £475,000 - £500,000**



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0115 841 1155



- A four-bedroom semi-detached home
- Skillfully extended by the current owners
- Open plan living
- Family bathroom and two en-suites
- Accommodation across three floors
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold





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## Key Features

A stunning, skilfully and stylishly extended four-bedroom semi-detached home, perfectly positioned in the highly sought-after and central West Bridgford location of Carnarvon Road. Featuring an impressive extended kitchen creating a seamless open-plan ground floor, and en-suite bathrooms to both the master and second floor bedroom. This property is ideally placed for access to the vibrant coffee bars, shops, and restaurants of Central Avenue and Melton Road, and lies within highly regarded school catchment areas. Early viewing is highly recommended to appreciate the quality, space, and location on offer.

The property is entered via a charming period canopy porch into a light and bright reception hall, featuring a ceramic tiled floor, replacement column radiators, and stairs rising to the first floor. A door leads into the dining room, fitted with LVT flooring and double open-plan doorways flowing into the extended kitchen. Further double doors open to the living room, where there is wood flooring, replacement double-glazed period-style windows with bespoke shutter blinds, ceiling coving, and a feature fireplace with a period surround, cast iron inset, and a stone hearth.

The kitchen, extended to the side, features exposed brickwork, floor-to-ceiling windows overlooking the rear garden, and a glazed ceiling which floods the space with natural light. A high-specification range of contemporary wall and base units is topped with stone work surfaces, complemented by a central island incorporating a ceramic hob and ceiling-mounted extractor fan above, which also serves as a breakfast bar. Column radiators and French doors stepping out to the rear garden complete this superb entertaining and cooking space, finished with LVT wood-effect flooring.

To the first floor, a spacious landing gives access to three bedrooms and the family bathroom. The front bedroom benefits from two replacement UPVC wood-effect double-glazed windows, wood flooring, a cast iron fireplace, a built-in wardrobe, and an en-suite shower room fitted with a contemporary three-piece suite. The other two bedrooms feature wooden flooring and replacement windows. The stylish family bathroom is fitted with a modern suite, fully tiled walls, a radiator, and a ceramic tiled floor.

To the second floor is an impressive main suite, offering two windows to the front, built-in television unit and fitted furniture, wooden flooring, and a box bay window providing additional natural light and views to the rear. A door leads to a sleek, contemporary en-suite bathroom, fitted with a large walk-in shower cubicle, window to the front, and a high-quality three-piece suite.

Externally, the property benefits from a stone wall boundary to the front with gated access leading to a pathway up to the front door and secure side access to the rear. The rear garden has been stylishly landscaped for low-maintenance living, featuring patio areas set across different levels, an Astroturf lawn, raised planted beds, a pergola seating area, and built-in storage - creating a perfect outdoor retreat.





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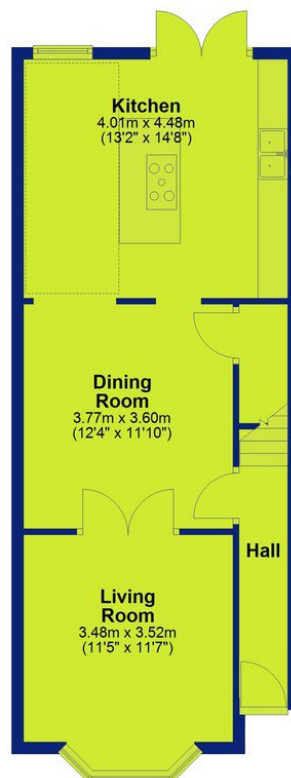
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#### Ground Floor

Approx. 51.0 sq. metres (548.6 sq. feet)



#### First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



#### Second Floor

Approx. 22.1 sq. metres (238.2 sq. feet)



Total area: approx. 117.0 sq. metres (1258.9 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		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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