

80 Edward Road

West Bridgford
Nottingham
NG2 5GB

Guide Price £695,000



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Four-bedroom semi-detached home
- Accommodation across three floors
- Three reception rooms
- Family bathroom, en-suite and downstairs WC
- Southerly rear aspect
- 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

80 Edward Road, [West Bridgford, Nottingham, NG2 5GB](#)

Key Features

An exciting opportunity to purchase a well-positioned and well-proportioned period home in central West Bridgford.

Located on the highly sought-after address of Edward Road, on the desirable southerly rear-facing side backing onto Bridgford Park, this charming home is just a short walk from the vibrant coffee bars, restaurants, and excellent local schools. Benefitting from off-street parking, this superb property is offered to the market with early viewing highly recommended to fully appreciate the space, location, and potential and to avoid disappointment.

The property is entered via an open porch with a period-style front entrance door leading into a generous hallway, featuring original coving, decorative arches, and a staircase rising to the first floor with under stairs storage. Doors lead off to a stylish contemporary two-piece WC and the front reception room, which boasts a double-glazed bay window with bespoke shutter blinds, original ceiling coving, picture rails, and a feature fireplace with a wood surround, marble inset, and hearth.

The kitchen is fitted with a contemporary range of wall and base units topped with butcher block-style work surfaces, a cooking range, stainless steel splashback, and a matching extractor fan above. There is a wood floor, a window to the side elevation, and a doorway leading into the extended dining room - a light, bright, and airy space enhanced by Velux windows, further side windows, and French doors stepping out onto the rear garden.

The main reception room enjoys original picture rails and ceiling coving, along with a feature Deco fireplace fitted with a contemporary living flame gas fire set on a marble hearth and inset. Large patio doors flood the space with natural light and offer wonderful views over the south-westerly facing rear garden.

To the first floor, there are three sizeable double bedrooms and a contemporary three-piece family bathroom. The principal bedroom benefits from fitted built-in furniture and two double-glazed windows with shutter blinds. The bathroom is fitted with a modern white suite with a shower over the bath and a window to the side elevation. All rooms are accessed from a spacious landing that continues up to the second floor.

The second floor opens onto a further landing area with a cupboard providing loft storage access. A superb double bedroom occupies this level, featuring a side window, a front-facing full window with an additional nook into the front gable. There is also a contemporary three-piece en-suite shower room with tiled walls and a rear-facing window overlooking the park.

Externally, the property offers a charming stone-walled frontage with a block-paved, low-maintenance driveway providing off-street parking. There are mature shrub borders and a pathway leading to the front door and around to the side access into the dining room.

The rear garden is particularly special, enjoying a raised patio area with steps down to an attractive landscaped garden, laid mainly to lawn with shaped beds and an array of herbaceous borders, trees, and shrubs. The garden enjoys an enviable open aspect, directly overlooking the picturesque Bridgford Park beyond.





0115 841 1155



Location



Gallery



Video



Contact

80 Edward Road, [West Bridgford, Nottingham, NG2 5GB](#)



Total area: approx. 189.4 sq. metres (2038.4 sq. feet)



0115 841 1155



Location



Gallery



Video



Contact



80 Edward Road, [West Bridgford, Nottingham, NG2 5GB](#)



Interested in this home?

EPC to follow

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

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.