

1 Holme Grove

West Bridgford
Nottingham
NG2 5AH

Guide Price £500,000 - £525,000



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0115 841 1155



- Three-bedroom semi-detached home
- Family bathroom, en-suite and downstairs WC
- Period features throughout
- Two reception rooms
- Close to local amenities
- Sought-after Lady Bay, West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold



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Key Features

Nestled in the heart of the ever-popular Lady Bay area of West Bridgford, this beautifully presented three-bedroom semi-detached home blends classic character with modern touches-just a stone's throw from The Hook Nature Reserve, charming coffee bars, shops, and Holme Pierrepont Water Sports Centre.

Step through the front door into a light and airy hallway adorned with striking period-style tiled flooring, a graceful archway, and decorative wall corbels-setting the tone for the charm that flows throughout the home.

The living room is a true delight, featuring ornate coving, a stunning original fireplace, and a characterful bay window that floods the space with natural light. Double doors open seamlessly into the dining room, where more natural light pours in through dual aspect windows, and a second original fireplace with a marble inset serves as the room's focal point.

The kitchen has shaker-style wall and base units, integrated appliances, tiled flooring, and a central island topped with luxurious granite. A side window brings in even more light, while a door leads to a handy utility room, complete with base units, inset sink, and space for both washer and dryer. Off the utility, you'll find a convenient downstairs WC and access to the rear garden.

Upstairs, the first floor hosts three well-proportioned bedrooms, including a master suite with en-suite shower room, while a stylish family bathroom serves the remaining two bedrooms. The second floor reveals a generously sized loft, perfect for storage or future conversion (subject to permissions).

Outside, the front garden features a charming walled boundary and pathway. The rear garden is a tranquil retreat, with a decked seating area ideal for alfresco dining, and a well-maintained lawn framed by a variety of mature trees and shrubs.





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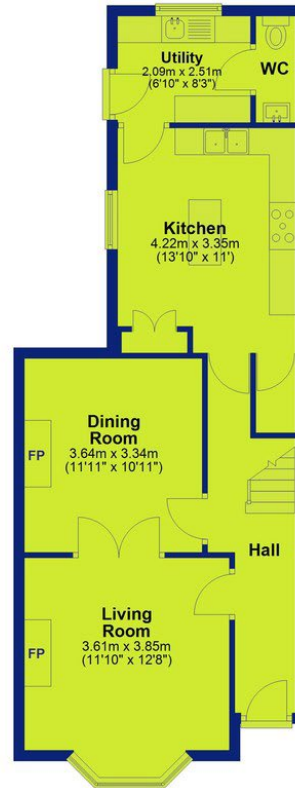
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Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



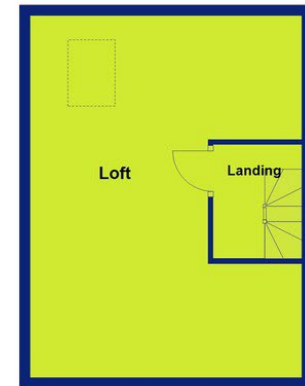
First Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



Second Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 145.8 sq. metres (1569.3 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		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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