

141 Abbey Road

West Bridgford
Nottingham
NG2 5ND

Guide Price £535,000 - £565,000



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0115 841 1155



- A stunning four-bedroom semi-detached home
- Fully renovated by the current owners
- Open plan kitchen/ living/ diner
- Family bathroom, en-suite and downstairs WC
- Off road parking and landscaped garden
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

Situated close to the vibrant centre of West Bridgford, one of Nottingham's most desirable suburbs, this immaculately presented and tastefully extended four-bedroom home has been upgraded to the highest of standards by the current owners. Offering a true turnkey opportunity, this home is ideal for buyers seeking exceptional quality with no renovation required.

The property boasts a highly sought-after open-plan living kitchen that opens directly onto a beautifully landscaped rear garden, off-street parking, an en-suite to the principal bedroom, and placement within catchment for some of the area's most highly regarded schools. Early viewing is strongly recommended to avoid missing this rare opportunity.

The home is accessed via an elegant arched porchway with original checkerboard tiled flooring and the original front door, complete with leaded stained glass top lights. The welcoming reception hallway features Karndean flooring, contemporary column radiators, a staircase rising to the first floor, and doors leading to a useful under-stairs storage cupboard and a stylish downstairs WC. The cloakroom is fitted with a beautiful period-style two-piece suite, including a high-flush WC in white and chrome, and a continuation of the flooring, alongside a wall-mounted combi boiler.

To the front of the property, the elegant living room offers a warm and refined space, complete with a feature open fireplace with tiled inset and stone hearth, fitted shutter blinds to the bay window, and contemporary column radiators.

To the rear, the home opens up into a breathtaking open-plan kitchen, dining, and family space. Bathed in natural light, this room features a part-vaulted ceiling with Velux windows and French doors that step out to the rear garden. The kitchen is fitted with an extensive range of high-spec wall and base units, quartz worktops, and a central island with breakfast bar. High-end integrated appliances are included, with space for an American-style fridge freezer and a discreet utility cupboard. Elegant wall panelling enhances the dining area, while double doors lead into a separate playroom or snug, complete with picture rail, chimney breast recess, and glazed folding doors.

The first floor is accessed via a beautiful original staircase with a feature stained-glass window on the half-landing. The landing provides access to three well-proportioned bedrooms and a stunning family bathroom. The bathroom has been refitted with a luxurious Burlington four-piece suite, including a freestanding cast iron bath, walk-in black rainfall shower with glazed screen, concealed-cistern WC, and a wash hand basin with period-style chrome fittings.

Two of the bedrooms feature built-in wardrobes, while the third-ideal as a nursery or study-sits to the front of the property and includes bespoke shutter blinds.

A further staircase leads to the second floor where a private master suite awaits. This spacious room benefits from built-in wardrobes, ample storage, and a dormer window overlooking the garden. A panelled feature wall leads to a generous en-suite bathroom, complete with a contemporary three-piece suite, built-in vanity unit with wash basin, chrome towel radiator, and a large walk-in shower enclosure.

To the front, the property is enclosed by a private hedge boundary and offers a block-paved driveway providing off-street parking. The low-maintenance frontage includes slate chippings and mature hedging, with gated access leading to the side and rear garden.

The rear garden is a true extension of the living space-beautifully landscaped and ideal for families or entertaining. A decked patio area adjoins the house, leading to a large lawn with mature borders, shrubs, and established trees. Additional features include a garden shed, children's play equipment, and ample space for outdoor dining and recreation with a paved area at the end of the garden.





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Ground Floor

Approx. 67.7 sq. metres (728.3 sq. feet)



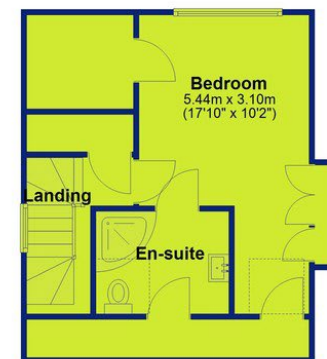
First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



Second Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 142.7 sq. metres (1536.0 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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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