

96 Ella Road

West Bridgford
Nottingham
NG2 5GU

Guide Price £595,000



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0115 841 1155



- A four-bedroom semi-detached home
- Accommodation across three floors
- Open plan kitchen diner
- Family bathroom and en-suite
- Close to local amenities
- Central West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

A beautifully presented four-bedroom Victorian semi-detached home, arranged over three floors, located on the ever-popular Ella Road in West Bridgford.

This exceptional home has been thoughtfully extended and tastefully modernised throughout, blending period charm with contemporary living. The rear extension provides a superb open-plan kitchen and dining space, ideal for entertaining family and friends, complete with underfloor heating and sleek, integrated appliances discreetly concealed behind a stylish finish. This space is perfect for buyers seeking high-quality accommodation. The property is located within sought-after school catchments and is just a short stroll from the coffee bars and restaurants of Central Avenue.

The property is entered via an open arch porch with a tiled floor and partial tiled walls, leading to a replacement composite door that opens into a welcoming reception hall. The hall features original coving, period-style tiled flooring, and a staircase rising to the first floor. Doors lead to the principal reception rooms, including the living room, which boasts a double-glazed bay window to the front elevation fitted with bespoke shutter blinds, original coving, and an impressive period fireplace with a slate surround and brick recess housing a cast iron log burner.

Adjacent to the living room is the dining room, currently used as a home office/family room, with stripped wooden flooring, ceiling coving, and a window to the side elevation.

The kitchen has been extended to create a stunning open-plan dining kitchen, fitted with a range of high-gloss contemporary wall and base units, integrated appliances, ample worktop space, and a cooking range. The space is further enhanced by part-vaulted ceilings, Velux roof windows, and French doors opening out onto the rear garden.

To the first floor are three well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes, and a stylish, modern family bathroom. The second floor offers a further spacious double bedroom, complemented by a separate, contemporary three-piece shower room.

Externally, the property benefits from a block-paved driveway with an electric vehicle charging point and secure gated side access. The south-westerly facing rear garden includes a lawned area with sleeper-raised planting beds, a variety of trees and shrubs, and a raised artificial grass terrace-ideal for enjoying the afternoon sun. Planning permission has been granted for further extension to the kitchen; details are available on the planning portal.





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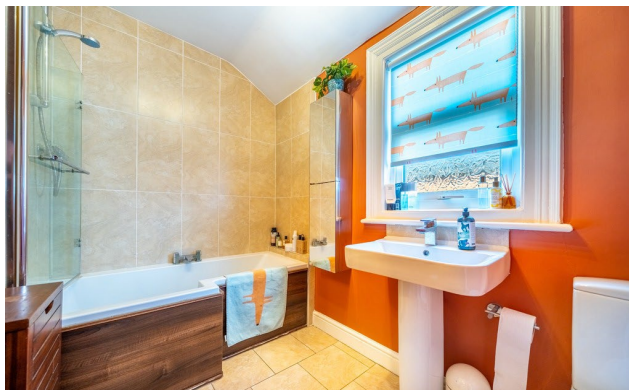


Video



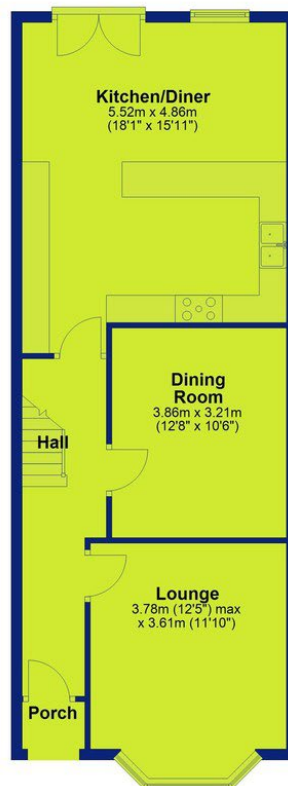
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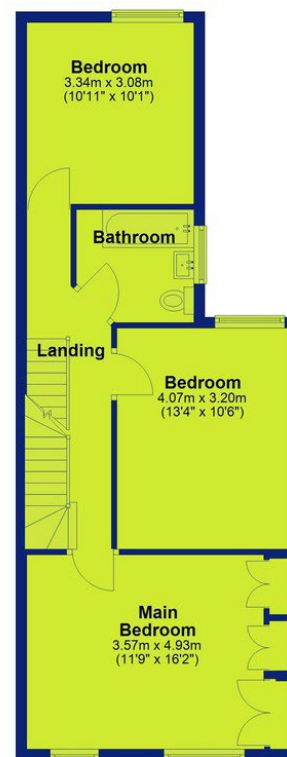
Ground Floor

Approx. 65.3 sq. metres (703.1 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



Second Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



Total area: approx. 140.0 sq. metres (1507.3 sq. feet)



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Interested in this home?

EPC to follow

Contact the FHP Living Team on 0115 841 1155

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West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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