

146 Edward Road

West Bridgford
Nottingham
NG2 5GF

Guide Price £600,000 - £625,000



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0115 841 1155



- Three/ Four bedroom semi-detached home
- Family bathroom, two en-suites and downstairs WC
- Two reception rooms
- Accommodation across three floors
- Just a short walk from the local amenities
- Sought-after central West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold



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Key Features

This immaculately presented period three/ four bedroom semi-detached home is situated in the highly sought-after central West Bridgford location of Edward Road. Boasting a sunny rear aspect and backing directly onto Bridgford Park, this beautifully updated home offers a turn-key opportunity for buyers looking to move straight in.

Sympathetically renovated by the current owners, the property is currently configured as a spacious three-bedroom home, with a large dressing area and en-suite to the main bedroom. This layout could easily be reverted to its original four-bedroom configuration if desired (Potential for conversion to four-bed, pre completion, subject to negotiation). Just a short walk from the coffee shops, bars, and restaurants of Central Avenue and located within favoured school catchment areas, early viewing is highly recommended to avoid disappointment.

The property is entered via an original leaded stained-glass front door, opening into a welcoming entrance porch with ceramic tiled flooring. A beautiful original pitch pine glazed door with side and top lights leads into the reception hall, featuring a decorative archway with corbels, picture rails, ceiling coving, and ornate ceiling mouldings. Under-stair access leads to a two-compartment cellar, providing excellent storage space. A large under-stair area offers further coat and boot storage and benefits from underfloor heating, which continues throughout the ground floor.

The front sitting room features a large original double-glazed bay window with fitted shutter blinds, original picture rails with Lincrusta wall coverings, ceiling coving, and a stunning period fireplace with slate surround, tiled hearth, and a cast iron inset and grate. Oak flooring adds warmth and charm.

Adjacent is the playroom/snug, which has double-glazed French doors opening onto the rear garden, built-in storage within the chimney breast, original full-height pitch pine cupboards, laminate flooring, and a contemporary wall-mounted radiator.

A stylish utility/WC is fitted with wall and base units, granite worktops, a Franke sink with chrome mixer tap, a double-glazed sash window to the side elevation, ceramic tiled flooring, and a low-flush WC.

The kitchen has been extended to the rear, creating a stunning light-filled space with an impressive bay window overlooking the garden and a side door opening onto a raised patio. It features a range of high-spec painted wood wall and base units with quartz stone worktops, integrated appliances, a Quooker boiling water tap, and space for a range cooker set within a chimney breast.

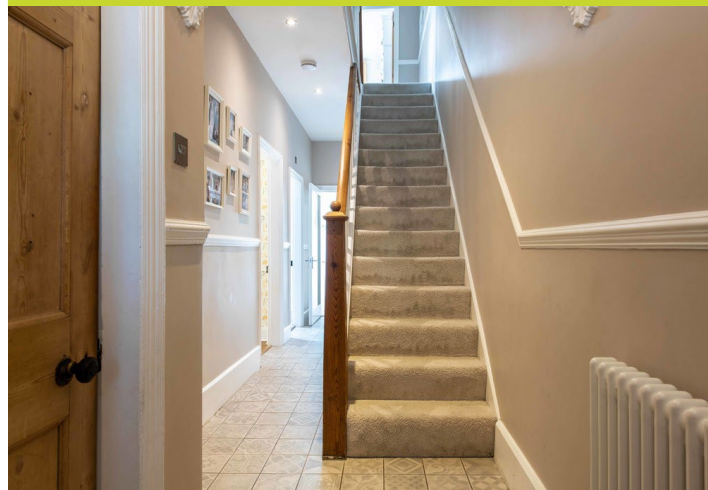
A spacious landing with built-in storage cupboards and access to the loft leads to the master bedroom suite. Originally two rooms, this area has been combined to create a generous bedroom with a large dressing area. It features dual aspect windows to the front and rear, two original fireplaces, column-style radiators, built-in wardrobes, and access to a luxurious en suite wet room with fully tiled walls and floor, an overhead rainfall shower with additional handset, a concealed cistern WC, wash basin, and window with custom-fitted blind.

Bedroom two overlooks the rear garden and includes a double-glazed window, an original fireplace, built-in furniture, and a wall-mounted vanity unit with wash basin.

On the second floor is a contemporary three-piece bathroom suite comprising a panelled bath with shower over, tiled walls and floor, wood-effect tiled flooring, and a radiator. A landing area features a vaulted ceiling and Velux window, with access to a further stylish shower room fitted with a modern three-piece suite.

A door opens into a unique and spacious loft bedroom, enjoying feature pyramid windows to the side elevation, a dormer window to the front, and an additional Velux window – creating a bright and airy feel.

The front of the property is enclosed by a brick wall and mature hedge boundary, with a paved pathway leading to the front door and continuing through to the rear. A charming courtyard-style side patio, accessible from both the kitchen and playroom, leads down to a sunny rear garden that is mainly laid to lawn. The garden features raised brick-edged borders, a mature fruit tree, and a brick-built outbuilding offering useful storage.





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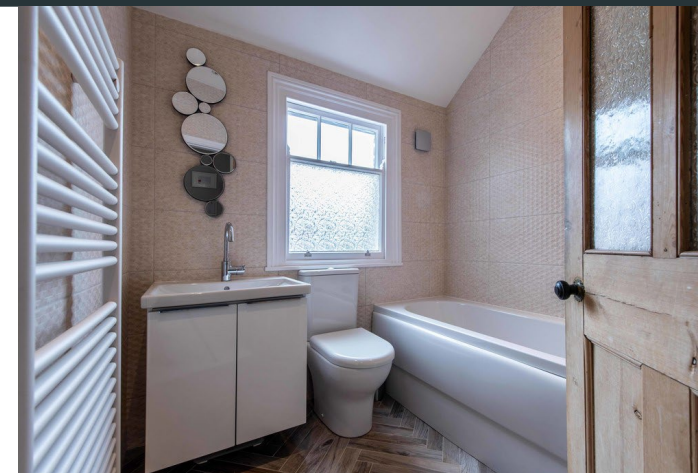


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Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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