

DISTINCTIVE  
HOMES  
by



Selby Road  
West Bridgford, NG2 7BL

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)



# Selby Road

West Bridgford, NG2 7BL

Nestled on one of the most sought-after roads in the area, this beautifully presented four-bedroom detached home offers a perfect blend of generous living space, modern comforts, and desirable location - ideal for growing families seeking a long-term home with room to thrive.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)







From the moment you arrive, the property makes a lasting impression with its charming kerb appeal, attractive brick façade, and well-maintained front garden. A private driveway provides ample off-road parking and leads to a single attached garage, ideal for vehicle storage or potential conversion, subject to planning. The welcoming entrance hallway sets the tone for the rest of the house, offering a light and airy feel that flows seamlessly throughout the home.

At the heart of the property lies a stunning open-plan kitchen, dining, and living area, thoughtfully designed with modern family life in mind. This expansive space is ideal for everything from relaxed weekday meals to lively weekend gatherings. The contemporary kitchen is fitted with high-quality units, sleek worktops, and integrated appliances, complemented by a large island and plenty of storage. Patio doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless transition between indoor and outdoor living—perfect for summer entertaining or keeping an eye on children playing outside.

Adjacent to the kitchen, the spacious and stylishly appointed living room provides the ideal retreat at the end of the day. A charming feature log burner adds warmth and character, while large windows offer delightful views over the private rear garden. Whether you're curling up with a book, watching a film, or entertaining guests, this space offers both comfort and versatility.







Upstairs, the home continues to impress with four generously sized bedrooms, all beautifully decorated and offering flexibility for families of all ages. The master bedroom is a true sanctuary, complete with its own modern en-suite shower room and ample space for wardrobes and additional furnishings. The remaining three bedrooms—ideal for children, guests, or home office use—are served by a well-appointed family bathroom finished with stylish tiling and quality fixtures.

Externally, the property benefits from a substantial and well-maintained rear garden, offering a private and tranquil setting ideal for outdoor living. With a mix of mature shrubs, a well-kept lawn, and a patio area for alfresco dining, the garden provides a secure and enjoyable environment for all the family. It's an inviting space that can be enjoyed throughout the seasons.

Further features of this superb home include double glazing throughout, efficient gas central heating, and a tasteful, neutral décor that allows buyers to move straight in while still offering scope to add their own personal touches.

Situated within walking distance of the town centre, the property enjoys easy access to a wide range of local amenities including boutique shops, cafes, restaurants, and essential services. Families will appreciate the excellent educational options nearby, with several Outstanding-rated schools within the catchment area, as well as convenient transport links to neighbouring towns and cities—ideal for commuters.

This property truly ticks all the boxes for those seeking a well-balanced lifestyle in a prime location. Whether you're upsizing, relocating, or simply searching for your dream home, this exceptional detached residence offers the perfect backdrop for the next chapter in your family's story.



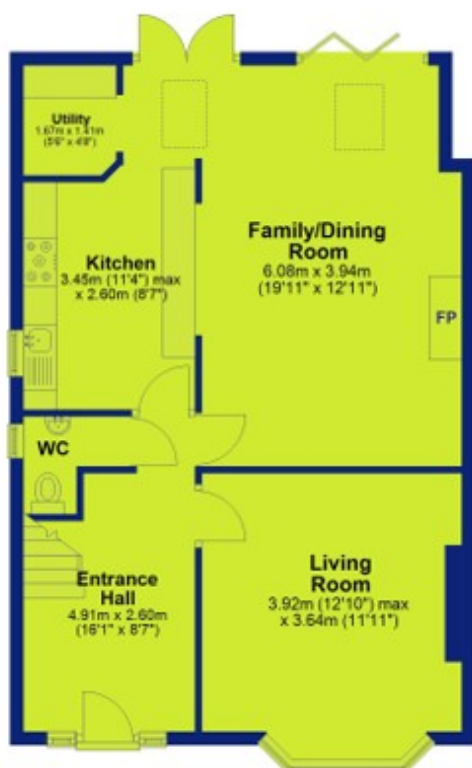






### Ground Floor

Approx. 66.9 sq. metres (709.1 sq. feet)



### First Floor

Approx. 55.7 sq. metres (599.3 sq. feet)



### Second Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 155.9 sq. metres (1678.2 sq. feet)







DISTINCTIVE  
HOMES  
by



## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



## Interested in this home?

Call the FHP Living Distinctive Homes Team



**Jules Hunt**  
Mobile: 07917 460 033  
[jules@fhpliving.co.uk](mailto:jules@fhpliving.co.uk)



**Steven Gray**  
Mobile: 07917 576 253  
[steven@fhpliving.co.uk](mailto:steven@fhpliving.co.uk)

**T: 0115 841 1155**

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB