

11 Mona Road

West Bridgford
Nottingham
NG2 5BS

Guide Price £525,000 - £550,000



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0115 841 1155



- Three-bedroom semi-detached home
- Converted loft space
- Two reception rooms
- Open plan kitchen/ breakfast room
- Close to local amenities
- Sought-after West Bridgford, Lady Bay location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

This beautifully presented and well-appointed period semi-detached property is located on the quieter, more desirable section of Mona Road in the sought-after Lady Bay area. Ideally positioned just a short walk from The Hook nature reserve and within easy reach of the shops, cafés, and bars of Trent Boulevard, this home offers turnkey accommodation that's ready to move straight into.

The property seamlessly blends character features with contemporary updates, including a stylish kitchen and bathroom, high-quality fittings throughout, and a thoughtfully converted loft offering two separate office spaces.

The home is entered via an open Gothic-arched porch with a period-style composite door, leading into a welcoming reception hall. This space features calming, wood-effect herringbone Amtico flooring, contemporary column radiators, and stairs rising to the first floor.

The lounge is a light and airy space with replacement UPVC sash double-glazed windows fitted with bespoke shutter blinds. A stunning period-style fireplace with a cast-iron surround, tiled hearth, and gas living flame fire forms the focal point. The chimney breast is flanked by built-in storage and shelving, while picture rails and the continuation of the herringbone flooring add to the room's character.

Adjacent to the lounge is the dining room, currently used as a family room. It benefits from a large double-glazed window overlooking the rear garden, column-style radiators, and matching herringbone flooring. The chimney breast includes a recessed area with built-in shelving.

The recently fitted kitchen is both stylish and practical, offering a comprehensive range of wall and base units with quartz stone worktops, an island return with induction hob set within the chimney breast, and an extractor above. Integrated appliances include a double oven and more, while bifold doors open out onto the rear garden. A double-glazed side window adds further light, and a door provides access to the cellar, which features three compartments with power and lighting.

The landing gives access to three double bedrooms and a family bathroom. Bedroom one features UPVC sash windows to the front and a chimney breast with recess. Bedrooms two and three offer rear-facing windows and ample space.

The family bathroom is finished to a high standard with a modern three-piece suite including a panelled bath with shower over, fully tiled walls and floors, a glazed window to the side, and a striking feature glass brick window.

A staircase leads to the second-floor landing, accessing a converted loft space currently divided into two home offices. Each room benefits from Velux windows to the front and rear, offering plenty of natural light. This space could potentially be opened into one larger room or converted into a bedroom, subject to retrospective building regulations approval.

To the front of the property is a stone-walled boundary with a gate and path leading to both the front door and rear garden. Attractive borders filled with a variety of shrubs enhance the kerb appeal.

The rear garden features a paved patio area directly behind the house, overlooking a lawned garden bordered by mature planting, including a mature apple tree. Raised sleeper beds, hardstanding for a shed, and a further patio seating area at the rear make this a perfect garden for relaxing and entertaining.





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Total area: approx. 167.9 sq. metres (1807.7 sq. feet)



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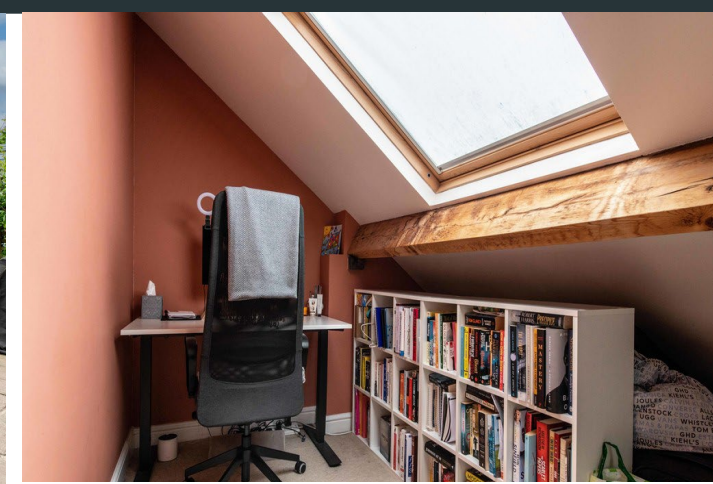
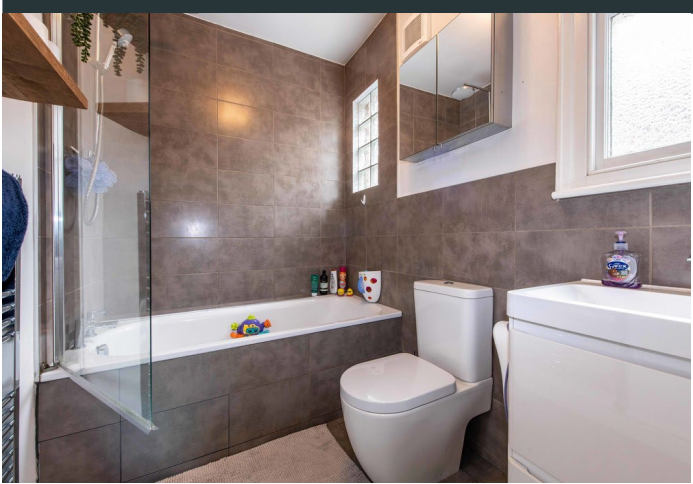


Video



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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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