

# 15 Charnwood Grove

West Bridgford  
Nottingham  
NG2 7NT

**Guide Price £400,000 - £425,000**



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0115 841 1155



- Three-bedroom semi-detached home
- Accommodation across three floors
- Open plan kitchen/ breakfast room
- Family bathroom and en-suite WC
- Close to all local amenities
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold





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## 15 Charnwood Grove, West Bridgford, Nottingham, NG2 7NT

### Key Features

A beautifully presented three-bedroom semi-detached period home, ideally situated close to the heart of the highly sought-after West Bridgford suburb of Nottingham. Located within a desirable school catchment area and just a short walk from the vibrant amenities of Central Avenue and Melton Road, including a wide range of bars and restaurants.

The property is entered via an arched front entrance porch with a tiled floor, leading into a welcoming hallway featuring original coving, a tiled floor, and stairs rising to the upper floors. From the hallway, there is access to the lounge and dining areas.

The lounge boasts a large bay window to the front elevation with fitted shutter blinds, a period-style 'Aarrow' fireplace with a cast-iron surround, tiled inset, and a living flame gas fire set upon a tiled hearth. Either side of the chimney breast features built-in shelving and cupboard space. Original coving, a picture rail, and oak flooring enhance the period charm, with the flooring continuing seamlessly into the dining area.

The dining room includes French doors that open out to a raised patio overlooking the rear garden. A central chimney breast offers potential for a wood-burning stove, and internal double doors open through to the kitchen.

The kitchen is fitted with a range of shaker-style wall and base units, complemented by butcher block worktops and a ceramic double sink beneath a double-glazed window overlooking the garden. There is space for appliances, along with an integrated oven, hob, and extractor fan. A door leads to a useful under-stairs storage cupboard with coat hooks. The kitchen is finished with a ceramic tiled floor and a side window offering additional natural light.

To the first floor, there are two well-proportioned double bedrooms. The master bedroom benefits from a front-facing window with fitted shutters and a built-in wardrobe to the side of the chimney breast. The second bedroom features picture rails, dual rear-facing windows with shutter blinds, and ample natural light.

The stylish family bathroom comprises a four-piece suite including a walk-in shower cubicle, panelled bath with a central chrome mixer tap, WC, and wash hand basin. A double-glazed window to the side elevation and a built-in cupboard housing the boiler complete the room.

A staircase leads to the top floor, where there is a converted loft room with exposed beams, storage space, and an en-suite WC. A Velux-style window allows plenty of light into this versatile space.

Externally, the property has a walled boundary to the front with a gated path leading to the entrance. Low-maintenance slate chippings and well-stocked beds with a variety of shrubs enhance kerb appeal. To the rear, there is a further slate path that crosses a lawned area, bordered by mature beds and shrubs, creating a pleasant and private outdoor space.





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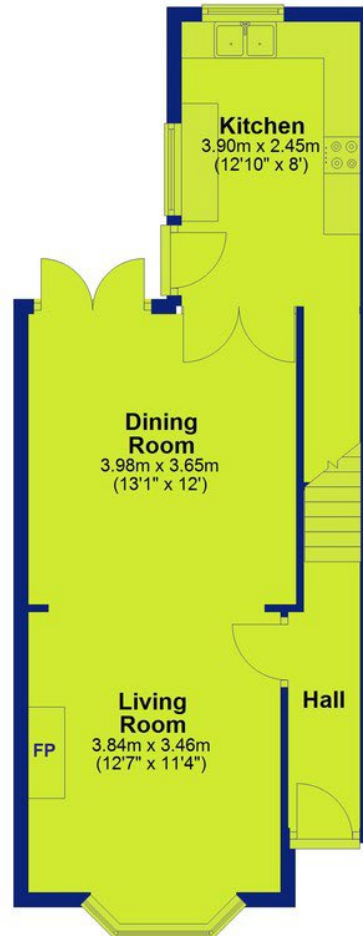
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### Ground Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



### First Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



### Second Floor

Approx. 18.9 sq. metres (203.3 sq. feet)



Total area: approx. 110.6 sq. metres (1190.1 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		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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