

DISTINCTIVE  
HOMES  
by



Tavistock Road  
West Bridgford, NG2 6FH



# Tavistock Road

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Nestled in the highly desirable location of Tavistock Road, within walking distance of central West Bridgford and just a stone's throw from the vibrant Melton Road shopping area, this is a rare opportunity to buy a beautifully presented and extended traditional family home on stunning corner plot.

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- Sought after Cul-De-Sac location
- Central West Bridgford position
- Excellent proportions throughout
- Generous wrap around corner plot
- Open plan living kitchen
- Favoured school catchment area
- Sizeable hallway, WC & utility room
- Lounge, sitting room and study
- Driveway & garage storage space
- Internal & external viewing essential







The property is entered through an arched door entrance, with a porch leading to a beautiful, light and bright reception hall. An inviting space, complete with an attractive oak floor and original stain glass window, the hallway leads to a WC and a sitting room to the front with a bay window overlooking the front garden. To the rear of the hall, a door opens to a stylised living/kitchen area with a range of contemporary wall and base units and a central island with breakfast bar and fitted appliances. There is also a walk-in pantry and access to the utility room that leads to a high vaulted ceiling study, complete with a window overlooking a garden. Double doors from the living/kitchen lead into a sizable lounge, which comprises of a cosy log burner and fashionable French doors stepping out into an attractive rear garden.

To the first floor there is a large landing area with four bedrooms and a modern spacious four-piece family bathroom. The main bedroom has a three-piece en-suite shower room and overlooking the garden to the rear.



Outside to the front is a driveway, offering substantial parking, leading to the garage storage area, access door to the utility and front door. The well-maintained front garden is laid to lawn with a path leading around to the side and the rear, where there is a truly spectacular outdoor space - perfect for buyers looking for a sizeable, easy to maintain garden. It is laid mainly to lawn with a patio stepping from the living/kitchen and a pretty seating area with pergola to the side. There is also gravelled path, well-stocked raised beds and a lovely mature apple tree, creating a relaxing garden ambience.









Total area: approx. 216.2 sq. metres (2326.8 sq. feet)









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39-54	E		
21-38	F		
1-20	G		

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## Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU



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



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

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB