

# 142 Blake Road

West Bridgford  
Nottingham  
NG2 5JZ

**Guide Price £525,000 - £550,000**



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Location



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0115 841 1155



- Three-bedroom detached home
- Family bathroom and downstairs WC
- Open plan kitchen diner
- Off road parking and detached garage
- Close to local amenities
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold





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## Key Features

Situated in a sought-after central West Bridgford location, this beautifully presented detached family home offers stylish interiors and a desirable south-facing rear garden. A key highlight is the highly sought-after open-plan kitchen diner, which opens directly onto the garden – ideal for modern family living and entertaining. The property also benefits from a detached double garage. Early viewing is highly recommended to avoid disappointment.

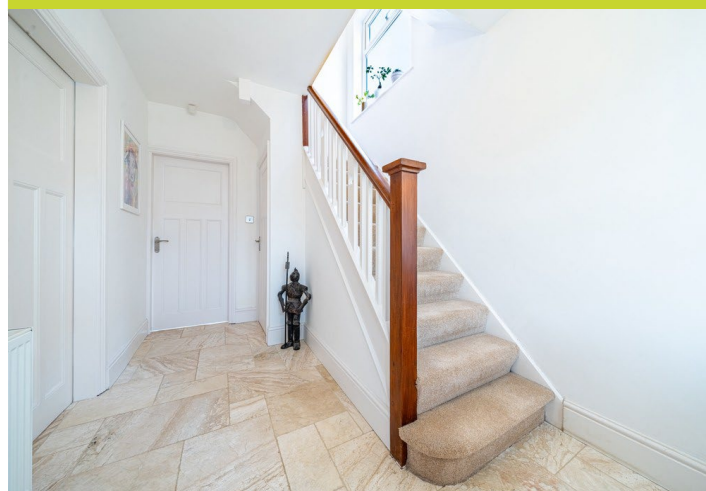
Upon entering the property, you are welcomed via a period-style entrance porch, which leads into a spacious and light-filled reception hall with tiled flooring and stairs rising to the first floor. A built-in cloaks/storage cupboard offers practical storage, with further stairs rising to the second floor. There is also a contemporary two-piece cloakroom suite positioned under the stairs.

The front reception room features a window to the front aspect, allowing natural light to flood the space. This cosy yet stylish room benefits from attractive flooring and multiple light points.

To the rear, the impressive kitchen boasts a part-vaulted ceiling with Velux windows and French doors that open out onto the south-facing rear garden, creating a wonderful sense of space and light. The kitchen is fitted with a range of shaker-style wall and base units complemented by elegant granite worktops and a breakfast bar. There is space for a range-style cooker, integrated appliances, and a sink positioned beneath a window overlooking the garden, with an instant boiling water tap. The stone flooring adds a touch of sophistication to this well-designed space.

On the first floor, a central landing leads to three bedrooms. The master room has space for a king size bed and one of them has fitted furniture. The family bathroom offers a stylish four-piece suite comprising a freestanding clawfoot bath, separate shower cubicle, part-tiled walls, ceramic tiled flooring, and windows to the side and rear elevations.

Externally, the front of the property features a low-maintenance pressed concrete driveway providing off-street parking for multiple vehicles. A wooden gate gives access to a covered carport area and through to a detached brick-built garage with a tiled roof. A pathway leads to a patio area that continues across the rear of the property, overlooking a lawned garden. To the side of the garage, a pathway with a pergola and mature grapevine leads to a further patio seating area at the rear, surrounded by mature hedges, trees, and shrubs – an ideal space to relax and unwind.





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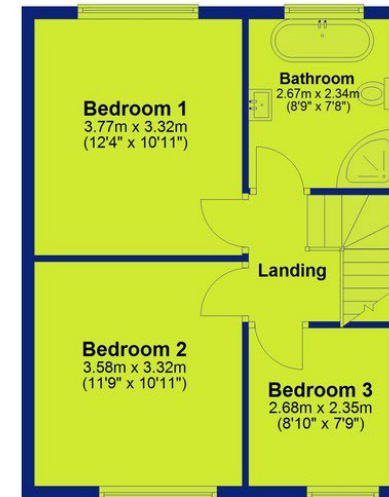
#### Ground Floor

Approx. 54.9 sq. metres (591.5 sq. feet)



#### First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



#### Outbuilding

Approx. 13.5 sq. metres (145.7 sq. feet)



Total area: approx. 111.4 sq. metres (1198.8 sq. feet)





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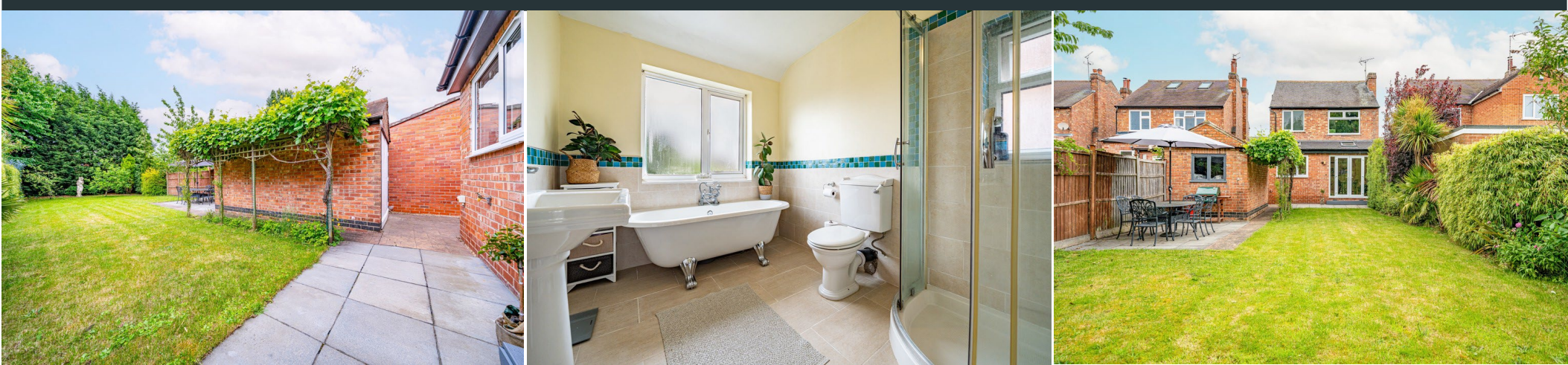


Video



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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+	<b>A</b>		
81-91	<b>B</b>		86 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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