

# Abbey Road

West Bridgford  
Nottingham  
NG2 5ND

**Guide Price £475,000 - £500,000**



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0115 841 1155



- Three-bedroom semi-detached home
- Open plan kitchen diner
- Family bathroom and downstairs WC
- Accommodation across three floors
- Detached garage
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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## Abbey Road, West Bridgford, Nottingham, NG2 5ND

### Key Features

Situated in a prime central West Bridgford location, this beautifully presented and extended three-bedroom semi-detached home offers a perfect blend of traditional character, charm and modern living. The property benefits from a very useful loft room with a fixed staircase, and a stunning rear extension that opens directly onto a generous garden-perfect for families or those who love to entertain. Located within highly sought-after school catchment areas and just a short walk to the vibrant cafés, bars, and restaurants of Central Avenue, this home offers convenience and lifestyle in equal measure.

The property is entered through an attractive arched porch with a modern composite front door and side light, leading into a welcoming entrance porch. Double doors open into the hallway, which features the original stained-glass quarter panes and decorative tiled flooring. A staircase rises to the first floor, with doors providing access to the principal ground floor rooms.

To the front, the main reception room boasts a double-glazed bay window, chimney breast with recess, and tiled hearth, offering a cosy yet elegant living space.

To the rear, the home has been thoughtfully extended to create an open-plan kitchen/dining/family area. The playroom area features limestone flooring and a chimney breast with recessed shelving and built-in bookcases. This flows seamlessly into the stylish extended kitchen, which benefits from part-vaulted ceilings with feature rooflights, and bi-folding doors that step out onto the rear garden. The contemporary kitchen is fitted with a range of modern wall and base units, a central island with butcher block worktops, an integrated Bosch stainless steel hob with extractor above, double Bosch ovens, integrated dishwasher, space for an American-style fridge freezer, and a double Belfast-style sink. The limestone flooring continues throughout and features underfloor heating.

A separate utility room is fitted with built-in cupboards and a butcher block worktop, housing the combination boiler. There is space and plumbing for a washing machine, ceramic tiled flooring, and a door leading to a contemporary downstairs WC with a two-piece suite and vanity wash basin.

To the first floor, a side window with original stained glass brings natural light onto the landing. There are three bedrooms-two generous doubles and a good-sized single-all with double-glazed windows. The family bathroom features a modern two-piece suite including a panelled bath with shower screen and rainfall-style chrome shower above, and a wall-mounted wash basin with vanity unit. A separate WC completes the floor.

A fixed staircase leads to the loft room, which has windows to both the front and rear elevations, built-in storage, and is currently used as an occasional bedroom or office space. While this room does not currently have building regulations for formal use as a bedroom, it provides valuable additional living space.

To the front, a low-maintenance block-paved driveway provides off-street parking for multiple vehicles, with mature shrub borders and gated access to the rear. The rear garden features a generous paved patio spanning the width of the house-perfect for alfresco dining-and a lawned garden bordered with well-stocked beds. There is also a rear access road, providing additional practicality.







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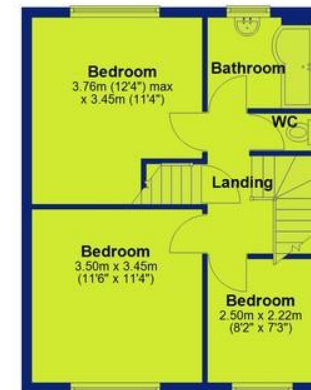
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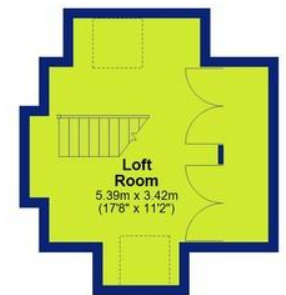
**Ground Floor**  
Approx. 73.2 sq. metres (787.6 sq. feet)



**First Floor**  
Approx. 42.5 sq. metres (457.2 sq. feet)



**Second Floor**  
Approx. 20.2 sq. metres (216.9 sq. feet)



Total area: approx. 135.8 sq. metres (1461.7 sq. feet)



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## *Interested in this home?*

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		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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