

DISTINCTIVE  
HOMES  
by



46 Albert Road  
West Bridgford, NG2 5GS



# 46 Albert Road

West Bridgford, NG2 5GS

FHP Living are thrilled to be able to offer this stunning West Bridgford home. Recently renovated to a fantastic standard, offering off road parking, a sought after garden office/ outbuilding and being opposite Bridgford Park, this house is sure to go quickly.

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- Four bedroom house
- Beautifully decorated
- Recently renovated
- South East facing rear garden
- Sought after location
- Multi-use outbuilding
- Large garden
- Beautiful original features
- Stunning 4 piece bathroom
- Viewings highly recommended
- Sizeable corner plot
- Off road parking to side

One of the most centrally located and sought-after roads of West Bridgford. Positioned just a stones throw from the bustling central avenue, opposite Bridgford Park and within the catchment area of many of West Bridgford's great schools, this road offers the best of Bridgford whilst also offering this fantastic family home.







This spacious four bedroom, two bathroom and one WC house offers a stunning family home which has been recently renovated with a large enclosed garden. Upon entering the property, you walk through the front porch to access the downstairs hallway complete with original minton tiles floor. From this corridor there is access on your left to the lounge, a impressive room with a beautiful fireplace and large bay window. To your right you will find the sitting area, another well proportioned and bright room with a log burning stove.

Directly in front of you is the access to the downstairs WC and access to the open plan kitchen diner, leading through to the garden room. These bright and airy rooms are great for entertaining, offering plenty of worktop space, lots of room for a large dining table and also double doors leading to your bright and spacious rear garden.

Accessing the first floor via the hallway stair case, you immediately enter the first floor landing area. From here you have access to all four bedrooms. You will find an en-suite shower room to one of these bedrooms and a large four piece suite to the main family bathroom. All bedrooms have their own windows producing bright and airy rooms whilst two come with fitted wardrobe spaces.

To the exterior of the property, you shall find a paved front walk way leading you to the front door. This enclosed front garden is an afternoon sun trap but also a lovely approach to the property.

To the rear of the property, you will find the large enclosed rear garden, a beautiful space with a combination of both a lawned area and a paved area. This is a great area for a mixture of work and play as the outside home office/ annex area offers the flexibility of additional accommodation, storage or a work space due to its access to both water and electricity.

As the garden does get a lot of the sun throughout the day, the lush greenery and old red brick walls compliment each other beautifully and creates a peaceful and bright space to enjoy the sun and the space.

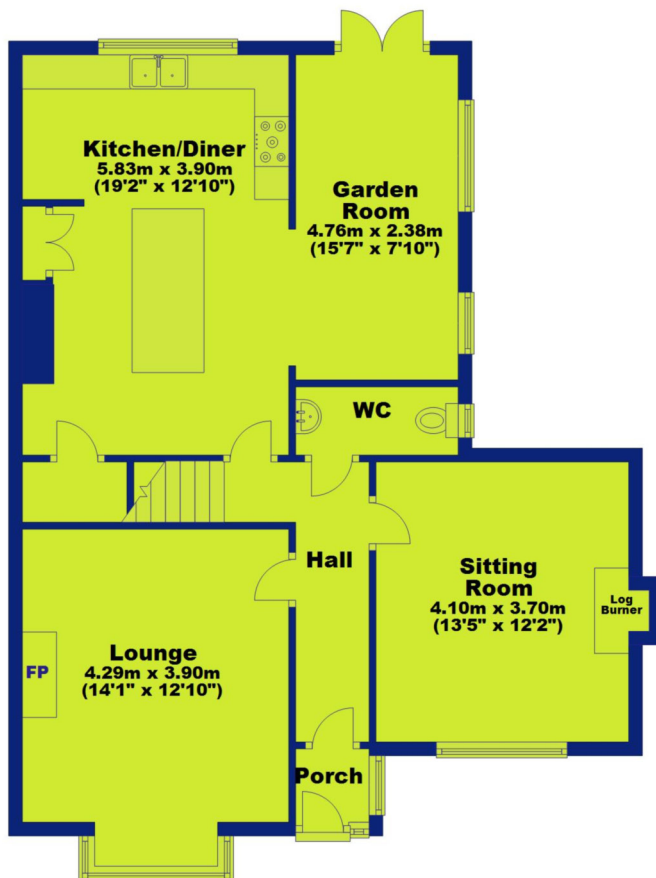




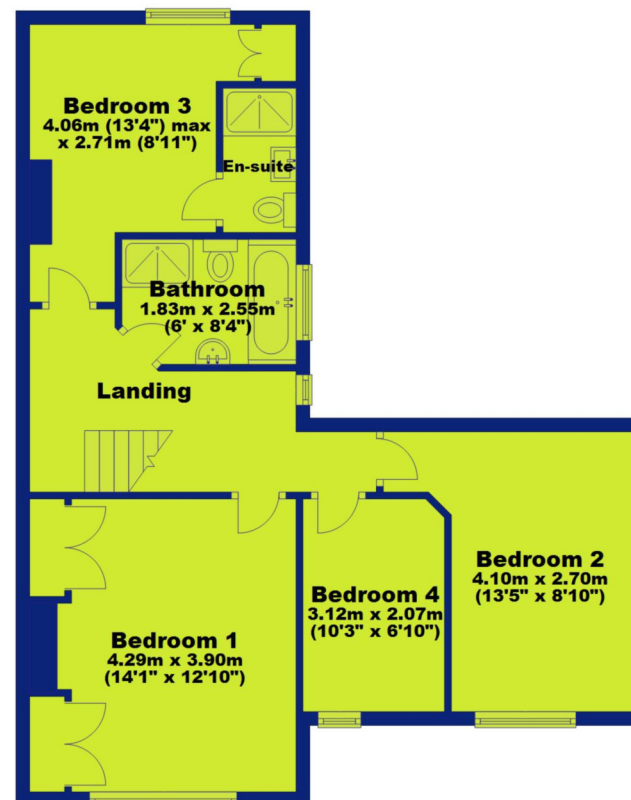




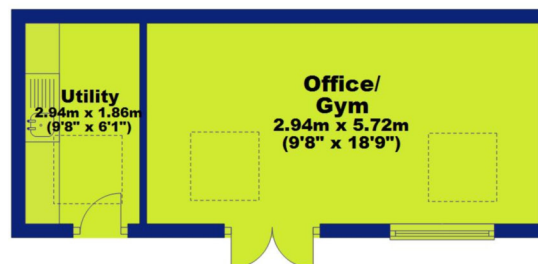
**Ground Floor**  
Approx. 80.2 sq. metres (863.5 sq. feet)



**First Floor**  
Approx. 64.2 sq. metres (691.2 sq. feet)



**Outbuilding**  
Approx. 22.6 sq. metres (243.0 sq. feet)



**Total area: approx. 167.0 sq. metres (1797.7 sq. feet)**









## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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## Interested in this home?

Call the FHP Living Distinctive Homes Team

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