

12 Sandringham

Avenue

West Bridgford

Nottingham

NG2 7QS

Guide Price £550,000 - £575,000



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0115 841 1155



- Five-bedroom detached home
- Two reception rooms
- Open plan kitchen/ dining/ family area
- Accommodation across three floors
- Family bathroom and downstairs WC
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold



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Key Features

Situated in the highly sought-after area of West Bridgford, this stunning period detached home is ideally positioned for access to excellent school catchments, close to both Trent Bridge and the iconic Suspension Bridge, and within easy reach of the vibrant restaurants and coffee shops along Central Avenue. Bursting with character and charm, the property offers an exceptional opportunity for purchasers wishing to place their own stamp on a home.

Stepping through the original front door, you are welcomed into a most impressive hallway, complete with a tiled floor, oak panelling, an arched staircase, stained glass windows, and original coving. From here, doors lead to a charming downstairs WC with a two-piece white suite and stained glass windows, a spacious front reception room featuring a boxed bay window, original fireplace with open hearth, coving and picture rails, and a door opening into the heart of the home, the kitchen, living, and dining area.

The current owners have opened up the rear of the house to create a highly desirable family space. The reception area boasts oak flooring, a fireplace, ornate ceiling cornice, and a striking bay window with stained glass doors leading down to a breakfast area. This bright space flows into the rear garden via porcelain-tiled flooring with underfloor heating, which continues seamlessly into the kitchen. The kitchen is fitted with a stylish range of high-gloss wall and base units with stone worktops, integrated double oven, extractor fan and hob, space for additional appliances, and warm wood flooring.

Upstairs, a spacious landing leads to three well-proportioned bedrooms and a generous family bathroom, fitted with a modern four-piece suite including a walk-in shower, panelled bath, wash basin, and WC. A further staircase rises to the second floor, where you will find two additional double bedrooms and a substantial loft storage area with light and a front-facing window.

Outside, the property enjoys a stone wall boundary to the front with gated side access to the rear. The rear garden features a paved terrace stepping down to a lawn with mature planting, including a central apple tree. Outbuildings provide additional space for appliances such as a washer, dryer, and fridge, and there is a prefabricated garage offering excellent storage.





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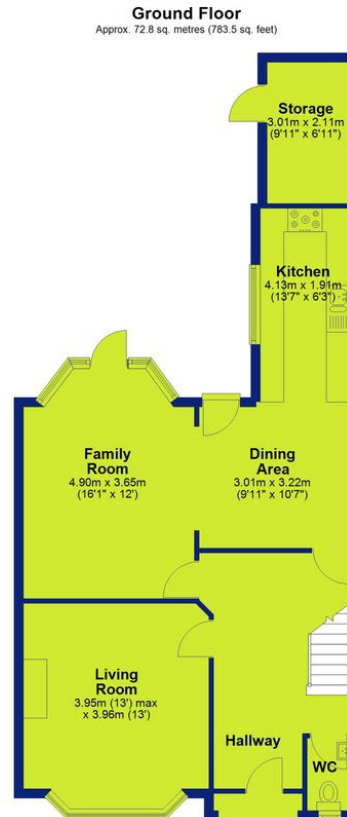


Video



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Total area: approx. 177.4 sq. metres (1909.0 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		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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