

36 Charnwood Grove

West Bridgford
Nottinghamshire
NG2 7NT

Guide Price £350,000



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0115 841 1155



- Three-bedroom mid-terraced home
- Accommodation across three floors
- Open plan living
- Family bathroom and downstairs WC
- South-facing rear garden
- Central West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - B
- Tenure - Freehold



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36 Charnwood Grove, West Bridgford, Nottinghamshire, NG2 7NT

Key Features

A stunning and stylish mid-terrace property, ideally situated close to the town centre of the highly desirable Nottingham suburb of West Bridgford, within highly sought-after school catchments and just a short walk from the coffee bars, restaurants and amenities of Central Avenue. The home offers beautifully presented accommodation, ready to move straight into, including a superb open-plan kitchen/diner and a south-facing rear aspect.

The property opens into a welcoming front reception room, a bright and airy space featuring a double-glazed bay window to the front elevation, quality oak engineered wood flooring, original covings, and a charming cast-iron fireplace. A doorway leads through to a breathtaking open-plan living and kitchen area, complete with a central log burner set within the chimney breast on a stone hearth with brick recess. The LVT flooring continues into the kitchen, which boasts a part vaulted ceiling, ample space for a dining table, and an excellent range of contemporary wall and base units with integrated appliances. Natural light floods in through side windows and a striking floor-to-ceiling window, with a door giving access to a stylish downstairs WC fitted with a contemporary two-piece suite. A central door gives access to a generous cellar with rooms under the front and rear reception rooms.

To the first floor, there are two bedrooms served by a modern three-piece family bathroom. Stairs then rise to the top floor, where a sizeable main bedroom is located, benefitting from a dormer window to the front and two Velux windows to the rear.

Externally, the property is approached via a shared pathway with steps leading to the front entrance, complemented by a low-maintenance frontage with a walled boundary. To the rear, the south-facing garden enjoys a smartly designed block-paved courtyard, low-maintenance artificial lawn, built-in seating, and a useful outdoor store.





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Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



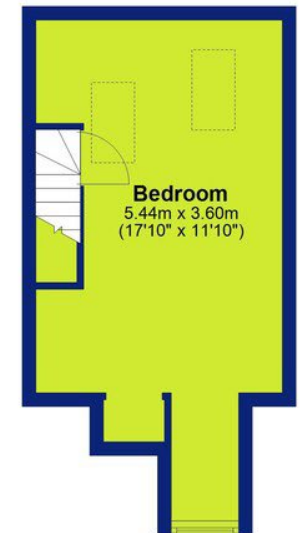
First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



Second Floor

Approx. 22.1 sq. metres (238.2 sq. feet)



Total area: approx. 91.0 sq. metres (979.6 sq. feet)



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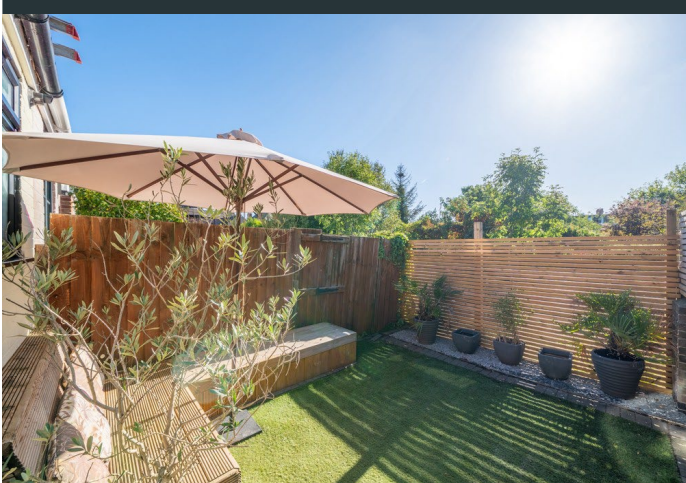


Video



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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+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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