

27 Haileybury Road

West Bridgford
Nottingham
NG2 7BE

Guide Price £550,000 - £575,000



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0115 841 1155



- Three-bedroom detached home
- Open plan kitchen diner
- Family bathroom and downstairs shower room
- Utility and office space
- Off road parking
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold



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Key Features

This stylish three-bedroom home is perfectly positioned in the highly sought-after area of West Bridgford, renowned for its excellent local amenities and location within the catchment area of highly regarded schools, making it an ideal choice for families and professionals alike.

You enter the property via a composite front entrance door, complemented by attractive side lights, opening into a spacious and welcoming entrance hall. The hall features a built-in shoe storage cupboard, staircase rising to the first floor, and access to the study, which has a double-glazed window to the front elevation and a central heating radiator. Further doors lead to the lounge and kitchen diner.

The lounge offers a superb living space, highlighted by a double glazed bay window to the front elevation and an impressive feature fireplace with a wooden mantle surround and cast iron gas flame burner set on a tiled hearth. Double doors lead seamlessly into the kitchen/diner, creating an excellent open-plan flow ideal for entertaining.

The dining area features wood laminate flooring, a radiator, and bi-fold doors that open directly onto the rear garden, flooding the space with natural light. The kitchen is fitted with a range of contemporary Shaker-style wall and base units, complemented by quartz worktops, a Franke sink set beneath a window, and tiled splashbacks. There's a continuation of the laminate flooring, a door to an understairs storage, and further access to the utility room.

The generous utility room offers plumbing for a washing machine and dryer, space for additional white goods, a boiler cupboard, window, and door to the exterior. From here, a further door opens into a downstairs shower room, featuring a modern three-piece suite with part-tiled walls and window to the side elevation.

Upstairs, the first-floor landing is illuminated by a leaded stained, double glazed window to the side elevation and provides loft access via a drop-down ladder. There are three double bedrooms, including a master bedroom with built-in furniture and a double glazed bay window offering delightful views across the city.

The extended family bathroom is beautifully appointed with a stylish contemporary three-piece suite, comprising a double walk-in shower cubicle, vanity wash hand basin, and freestanding bath, finished with elegant flooring and dual double-glazed windows to the elevation. A separate WC completes the first floor.

Externally, the property boasts a neatly manicured front garden with hedged boundaries and a block-paved driveway providing off-road parking. Gated side access leads to the rear garden, which has been landscaped to include a paved patio area, retaining wall, and a lawned garden. A paved pathway provides access to both a brick-built and wooden shed, as well as an additional seating area, complemented by decorative bedding and gravel borders, all enjoying a private rear aspect.





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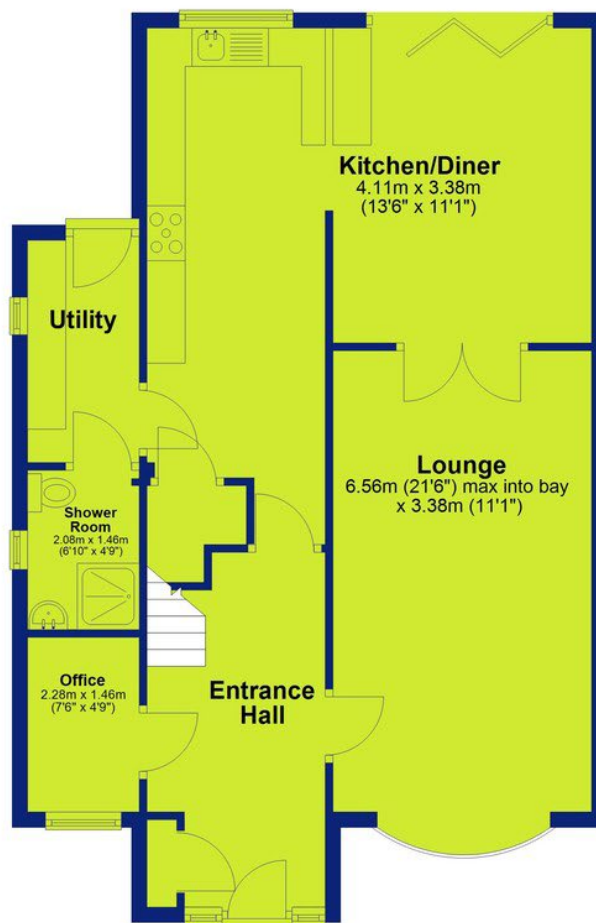
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Ground Floor

Approx. 74.1 sq. metres (797.5 sq. feet)



First Floor

Approx. 52.0 sq. metres (560.0 sq. feet)



Total area: approx. 126.1 sq. metres (1357.5 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	65 D	
39-54	E		
21-38	F		
1-20	G		

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