

121 Blake Road

West Bridgford
Nottingham
NG2 5LA

Guide Price £550,000 - £575,000



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0115 841 1155



- Four-bedroom semi-detached home
- Family bathroom, en-suite and downstairs WC
- Open plan kitchen/ living/ diner
- Stylishly extended by the current owners
- Off road parking and integral garage
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

A skilfully and stylishly extended four-bedroom detached family home, positioned in the heart of West Bridgford, one of Nottingham's most sought-after suburbs. The property is ideally situated within easy walking distance of the independent coffee bars, shops and restaurants on Central Avenue, and lies within the highly regarded local school catchment area.

This property offers a highly desirable open-plan living kitchen, which flows effortlessly and opens out onto a generous rear garden, perfect for modern family living. Early internal viewing is strongly recommended, as high levels of interest are expected for a home of this style, space, and location.

The property is entered via a double-glazed front door with sidelights into an entrance porch, with a further door leading into a welcoming hallway featuring an original leaded stained-glass window and staircase rising to the first floor. Doors open to a downstairs WC, fitted with a contemporary two-piece suite.

To the front, there is a versatile reception room with a double-glazed box bay window fitted with shutter blinds, ideal as a sitting room, playroom, home office, or peaceful retreat.

The main hub of the home is the extended open-plan living kitchen, a generous and light-filled space ideal for family gatherings and entertaining. The kitchen area is fitted with a stylish range of modern wall and base units, integrated appliances, and a sink overlooking the rear garden. A central island and breakfast bar provide additional workspace and seating, leading seamlessly into the dining area, which features a vaulted ceiling, roof window, and French doors with sidelights opening onto the rear garden, creating a wonderful indoor-outdoor flow.

The main seating area offers a comfortable space to relax, featuring a chimney breast with recessed alcoves, ideal for a media wall or feature display. Laminate flooring runs throughout, enhancing the sense of space and light.

A generous utility room is accessed from the kitchen, fitted with base units, sink, plumbing for a washing machine and dryer, and a French door leading to the rear garden. There is also internal access to the garage, which is fitted with an electric roller door and provides excellent storage.

To the first floor, a spacious landing leads to four bedrooms and a modern family bathroom. The main bedroom is of excellent proportions, overlooking the rear garden, and benefits from a stylish en suite shower room. The family bathroom features a contemporary three-piece suite and a window to the front elevation. There is also loft access, offering potential for further expansion (subject to planning permission).

Outside, the property enjoys a walled frontage with a block-paved driveway providing off-road parking for vehicles.

To the rear, the garden features a patio area ideal for outdoor dining, with a pathway extending along a well-maintained lawn bordered by mature shrubs and planting. A raised patio terrace catches the evening sun, while to the rear is hardstanding for a generous garden shed, complete with power and lighting.





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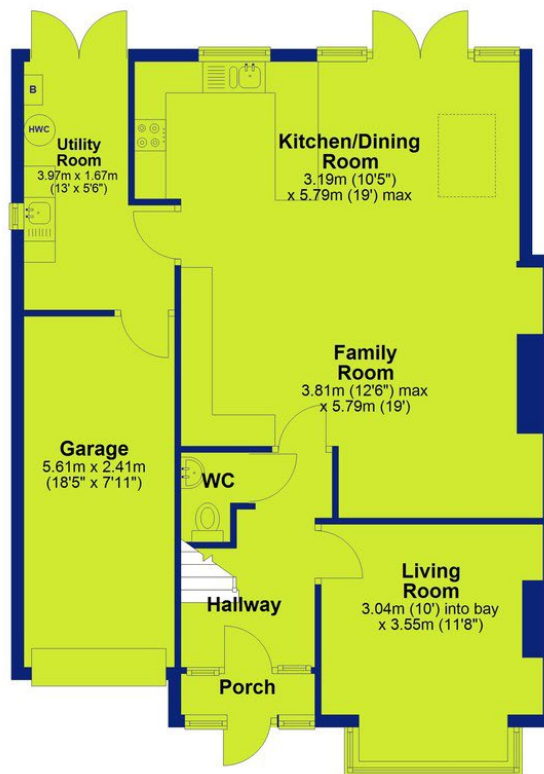
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Ground Floor

Approx. 82.3 sq. metres (885.9 sq. feet)



First Floor

Approx. 65.6 sq. metres (705.7 sq. feet)



Total area: approx. 147.9 sq. metres (1591.5 sq. feet)



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Interested in this home?

EPC to follow

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

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