

116 Julian Road

West Bridgford
Nottingham
NG2 5AN

Asking Price Of £495,000



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Four-bedroom semi-detached home
- Accommodation across three floors
- Family bathroom with separate WC
- Three reception rooms
- Open plan kitchen diner
- Sought-after West Bridgford location
- Highly regarded school catchment
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



0115 841 1155



Location



Gallery



Video



Contact

116 Julian Road, [West Bridgford, Nottingham, NG2 5AN](#)

Key Features

This four-bedroom period semi-detached property, located in the highly sought-after Lady Bay area of West Bridgford. The property boasts a wealth of original features and has been extended to the rear to create an impressive open-plan kitchen, dining and sitting area which opens out onto a south-westerly facing rear garden. The property is competitively priced and, as such, we anticipate a high level of interest. Early viewing is therefore strongly recommended.

The property is entered through a period arched front porch and door, leading into a welcoming hallway with replacement Minton-style flooring, picture rails, original coving and an impressive archway with original corbels. Stairs rise to the first floor, and original pitch pine doors open into the lounge, which features replacement double-glazed sash windows to the front elevation, a gas fire set within the chimney breast on a tiled hearth, original picture rails, coving, and double glazed doors connecting through to the sitting room. The sitting room includes a further chimney breast with gas fire on a tiled hearth and an original sash window offering a view through to the kitchen area, with an additional door returning to the hallway.

The open-plan kitchen, dining and sitting area is a bright and airy space, extended by the current owners to create an excellent family and entertaining area. The main dining space features two Velux windows to the side elevation, exposed beams, laminate flooring and an impressive gas fire. A door provides access to the cellar, while an archway leads to the kitchen, fitted with a range of wall and base units, space for an oven and washing machine, and a stainless-steel sink set beneath a window overlooking the rear garden.

The sitting area features a vaulted ceiling with exposed beams and an impressive wall of glazing with doors that open directly onto the south-westerly facing rear garden. The space benefits from tiled flooring and wall-light points, providing an ideal place to relax. A door leads to a useful side storage area, which continues through to further covered storage with access to the front.

To the first floor, the landing leads to two impressive bedrooms. The master bedroom, positioned at the front, includes double-glazed sash-style windows, a cast-iron feature fireplace and stripped wooden flooring. There is a generous shower room fitted with a large shower cubicle, wash hand basin and a low-flush WC, with space available to install a bath if required.

Stairs continue to the second floor, where a further landing area provides access to two additional bedrooms, both with windows to the side elevation.

Outside, the front of the property features a walled boundary with planting and a pathway leading to the front door. The beautiful rear garden includes a raised patio accessed from the sitting area, with steps leading down to a lawned garden and pathway extending to a summer house at the rear. Well-stocked borders containing a variety of mature trees and shrubs enhance the space, which enjoys a desirable south-westerly aspect that benefits from afternoon and evening sunshine.



0115 841 1155



Location



Gallery



Video



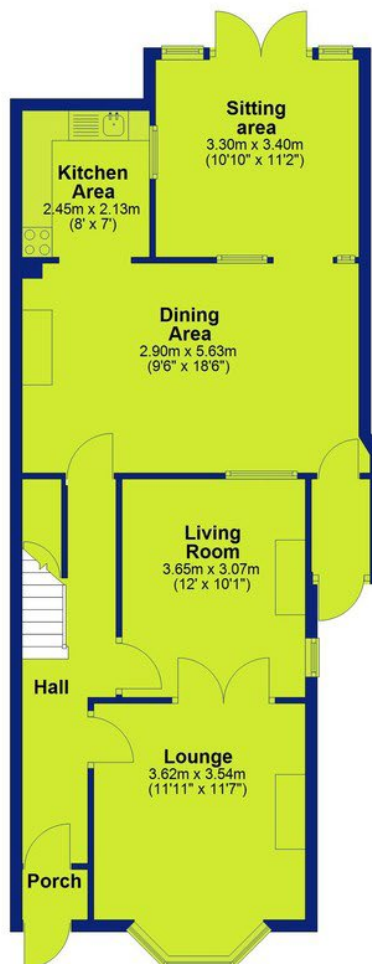
Contact

116 Julian Road, West Bridgford, Nottingham, NG2 5AN



Ground Floor

Approx. 74.6 sq. metres (803.2 sq. feet)



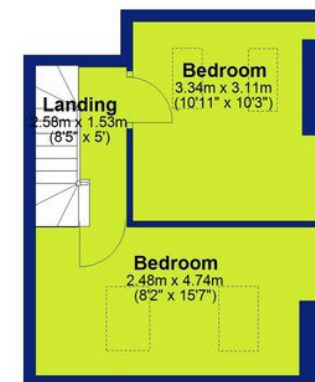
First Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



Second Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 147.6 sq. metres (1588.6 sq. feet)



0115 841 1155



Location



Gallery



Video



Contact



116 Julian Road, [West Bridgford, Nottingham, NG2 5AN](#)



Interested in this home?

EPC to follow

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

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.