

34 Carlyle Road

West Bridgford
Nottingham
NG2 7NQ

Guide Price £350,000 - £375,000



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0115 841 1155



- No upward chain! Ready to move straight in
- Three-bedroom semi-detached home
- Open plan kitchen diner
- Family bathroom
- Close to local amenities
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold

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Key Features

No upward chain! A three-bedroom semi-detached property, ideally positioned within a sought-after school catchment area in the highly regarded suburb of West Bridgford. Just a short walk from the vibrant coffee bars and restaurants of Central Avenue, the property offers excellent potential and would benefit from some modernisation, making it an ideal purchase for buyers looking to put their own stamp on a home. Early viewing is highly recommended.

The property is approached via an arched front entrance porch with double doors opening into a reception porch, which in turn leads through a wooden door with stained-glass side panels into the main reception hall. The hall provides access to the downstairs rooms, with stairs rising to the first floor and useful under-stairs storage.

To the front, the lounge features a bay window with window seat, bespoke fitted storage, and a cast-iron log burner set on a tiled hearth with shelving to the side, creating a charming focal point. To the rear, the kitchen and dining room have been opened up to form a spacious open-plan living and dining area, ideal for relaxing and entertaining. The kitchen is fitted with a range of wall and base units, central island with breakfast bar return, integrated oven with hob and extractor, and space for a washing machine and fridge-freezer. A dining area with built-in storage overlooks the garden and could easily be enhanced by the addition of French doors to provide direct access outside.

To the first floor, the landing leads to three bedrooms. The main bedroom benefits from built-in wardrobes, bedroom two incorporates a bespoke cabin-style bunk bed with recessed storage, while bedroom three also offers built-in storage. The family bathroom is fitted with a four-piece white suite comprising bath, separate shower enclosure, washbasin, and low-flush WC, with windows to both side and rear elevations.

Externally, the property has a fenced front boundary with gated access, low-maintenance frontage, and pathway leading to the entrance. To the rear, the garden offers a concrete patio area with steps down to a lawn bordered with established shrub beds, providing excellent scope for landscaping.



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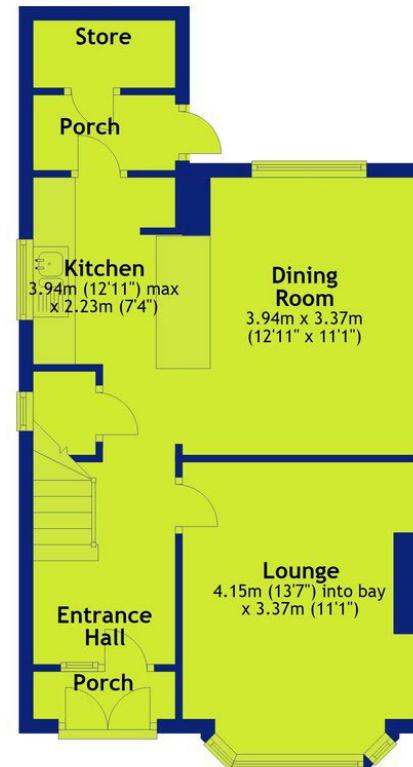


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Ground Floor
Approx. 48.7 sq. metres (524.4 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 90.9 sq. metres (978.5 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 | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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