

# 3 Castlerigg Close

West Bridgford  
Nottingham  
NG2 6RN

**Guide Price £575,000**



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0115 841 1155



- Four-bedroom detached home
- En-suite bathroom, shower room and two WC's
- Three reception rooms
- Converted gym/ annex
- Off road parking
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - F
- Tenure - Freehold

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## Key Features

Located on the popular Gamston Development in West Bridgford, this immaculately presented four-bedroom detached family home, built by Bryant Homes, combines generous living space with the rare advantage of a detached garden annex-making it an ideal choice for a growing family.

Stepping into the property, you are welcomed by a spacious reception hallway where a staircase rises to the first floor. From here, the ground floor accommodation unfolds beautifully. A modern two-piece suite serves the downstairs WC, while the bright dual-aspect lounge, complete with feature fireplace, marble inset, and gas living flame fire, enjoys both a front-facing window and French doors that open directly onto the rear garden. The dining room, with its attractive double bay window and French doors, connects seamlessly to the kitchen, offering the potential to create a highly desirable open-plan dining kitchen. The kitchen itself is well-appointed with a range of wall and base units, inset sink, integrated extractor, and a window overlooking the garden, while a doorway leads conveniently into the utility room, where the boiler is housed alongside plumbing for laundry appliances. Completing the ground floor is a versatile study or snug, perfectly suited as a home office or an additional bedroom.

Upstairs, the generous landing leads to four well-proportioned bedrooms and a stylish family shower room. The main bedroom enjoys its own en-suite bathroom, while the remaining bedrooms are served by the modern shower room, all designed with both comfort and practicality in mind.

Outside, the home continues to impress. A lawned garden with a paved pathway enhances the front approach, with the lawn sweeping around to the side and enclosed by a brick-built boundary wall. A tarmac driveway provides off-road parking and access to the detached annex, currently utilised as a gym. Gated access to the rear reveals a private garden with a full-width patio, additional seating area, well-kept lawn, and a timber outbuilding complete with power and lighting, making it as functional as it is inviting.



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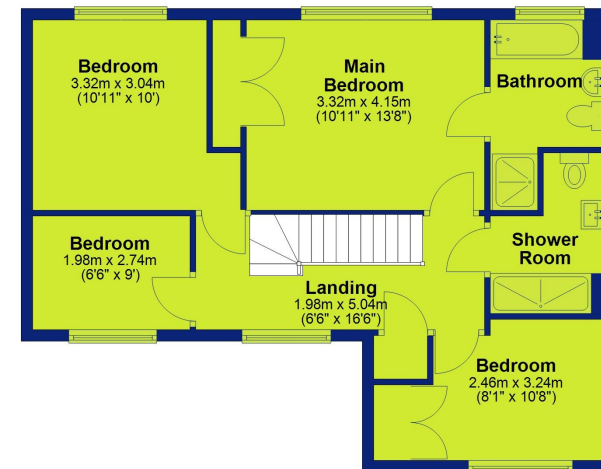
### Ground Floor

Approx. 88.1 sq. metres (948.7 sq. feet)



### First Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



Total area: approx. 150.9 sq. metres (1623.8 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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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