

4 Rodney Road

West Bridgford
Nottingham
NG2 6JJ

Guide Price £450,000



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Location



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Video



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0115 841 1155



- NO UPWARD CHAIN! Ready to move straight into!
- Sought-after West Bridgford location
- Three-bedroom semi-detached home
- Highly regarded school catchment area
- Open plan living kitchen diner
- Viewing essential!
- Modern bathroom and kitchen
- Council Tax Band - C
- Off street parking and garage
- Tenure - Freehold

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Key Features

A three-bedroom, semi-detached home—a perfect blend of traditional charm and contemporary convenience, nestled in a sought-after area of West Bridgford and in the highly regarded school catchment area.

Conveniently situated within arm's reach of the bustling Central Avenue, you'll find yourself surrounded by a delightful array of restaurants, cosy coffee bars, and a selection of shops.

Step through the porch into a warm and inviting hallway, with wood panelling, cloak cupboard and doors leading to the lounge and kitchen area.

The lounge exudes charm with its original leaded windows and electric fire, all illuminated by stylish inset ceiling lights—a perfect space for relaxation.

To the rear of the property is the open plan kitchen living/ dining space. The kitchen has a range of wall and base units, breakfast bar, integrated appliances, space for a washing machine and a window overlooking the garden.

The living/ dining area is light and bright with inset ceiling lights and patio doors opening to the garden, seamlessly blending indoor and outdoor living.

To the first floor, you will find three bedrooms, with two spacious double rooms and one single, ideal for family living. There is a Modern Bathroom, complete with a wash hand basin, toilet, separate bath, and shower cubicle, all accented by stylish tiled walls and floors.

Situated on a generous corner plot, this property boasts a front garden with a driveway and a detached garage. The rear garden is a perfect blend of patio space and lawn, ideal for outdoor activities and relaxation.

Enjoy easy access to the City Centre and A52, with a variety of schools in close proximity, making this an ideal location for families.





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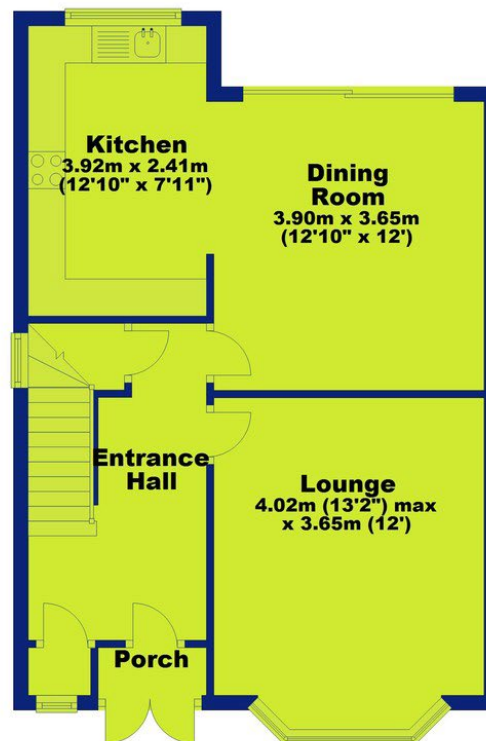
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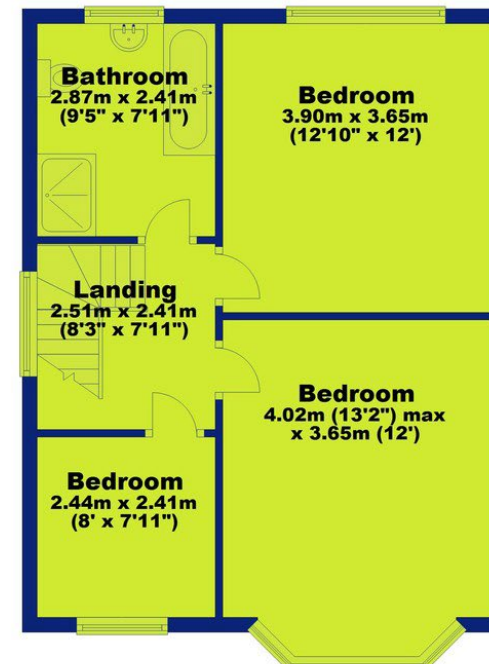
Ground Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.2 sq. feet)

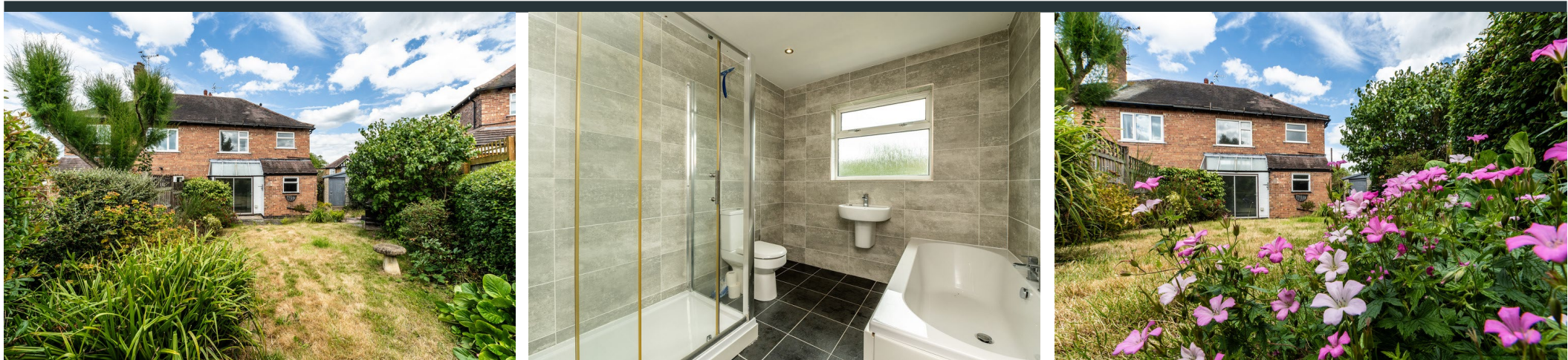


Total area: approx. 102.0 sq. metres (1098.2 sq. feet)

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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		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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