

DISTINCTIVE
HOMES
by



Henry Road

West Bridgford, Nottingham, NG2 7ND

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Situated heart of West Bridgford, this substantial semi-detached family home offers an impressive amount of versatile accommodation extending to approximately 2,650 sq ft over four floors. Ideally located within easy walking distance of Central Avenue and its excellent range of amenities, the property combines generous living space with a highly desirable location.





The accommodation is entered via an enclosed porch which leads into a welcoming entrance hall. To the front of the property is a spacious bay-fronted living room, providing an attractive reception space with plenty of natural light. A separate dining room offers an ideal setting for formal entertaining and family gatherings, while to the rear is an open-plan kitchen and dining area, creating the heart of the home. The kitchen is well-proportioned with ample space for cooking, dining and socialising, complemented by a useful ground floor WC and direct access to the rear garden.

The first floor provides two generous double bedrooms, including a principal bedroom benefitting from an en-suite shower room. A further room on this floor is currently utilised as a dressing room but could equally serve as a home office, nursery or occasional bedroom. A stylish family bathroom completes the accommodation on this level.

The second floor offers two additional double bedrooms, providing excellent flexibility for larger families, guests or those working from home.





Further accommodation is found within the cellar level, which has been thoughtfully adapted to provide a utility area, gym, shower room and an additional room currently used as a bedroom, creating a highly versatile space suitable for a variety of requirements.

Externally, the property benefits from a driveway providing valuable off-street parking. To the rear, the enclosed garden offers an excellent outdoor space for families and entertaining alike, featuring a patio area with a pergola, ideal for al fresco dining and enjoying the warmer months.

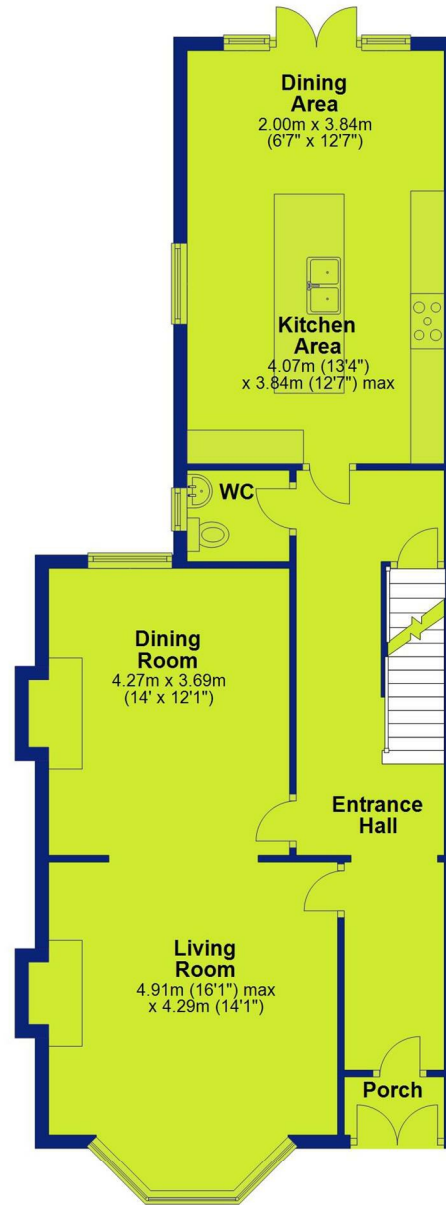
Central West Bridgford remains one of Nottinghamshire's most desirable residential locations, renowned for its excellent amenities, highly regarded schools and vibrant community atmosphere. Central Avenue is just a short walk away and offers a superb selection of independent cafés, restaurants, bars and shops, alongside a range of everyday conveniences. The area also benefits from excellent transport links into Nottingham City Centre, easy access to major road networks and close proximity to the popular green spaces of The Embankment and Bridgford Park, making it an exceptional location for families and professionals alike.





First Floor

Approx. 79.9 sq. metres (860.1 sq. feet)



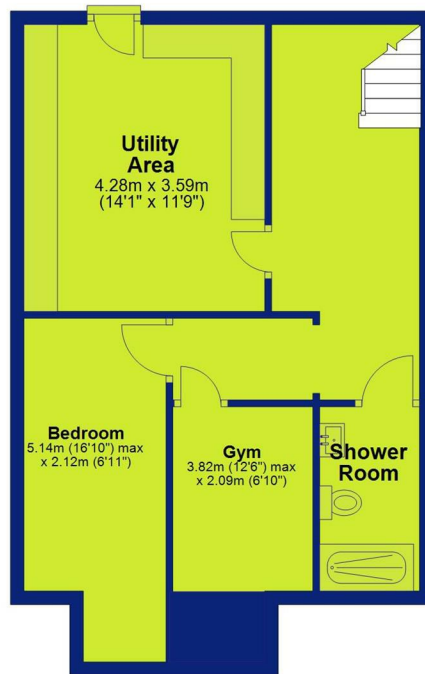
Second Floor

Approx. 79.5 sq. metres (855.6 sq. feet)



Cellar

Approx. 52.7 sq. metres (567.7 sq. feet)



Third Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 246.4 sq. metres (2651.8 sq. feet)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78

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Interested in this home?

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