

# Rutland Road

West Bridgford  
Nottingham  
NG2 5DZ

Guide Price £475,000



- Three-bedroom semi-detached home
- Open-plan kitchen diner
- Off road parking
- Highly regarded school catchment area
- Council Tax Band - C
- Open-plan lounge and living room
- Renovated family bathroom suite
- Sought-after Lady Bay area
- Viewing essential!
- Tenure - Freehold

 0115 841 1155

## Rutland Road, West Bridgford, Nottingham, NG2 5DZ

### Key Features

GUIDE PRICE £475,000 - £500,000. A beautifully presented and significantly extended three bedroom traditional semi-detached home, situated on the highly favoured south-facing side of Rutland Road in the ever-popular suburb of Lady Bay, West Bridgford.

Occupying a larger than average plot, this impressive property offers excellent potential for further extension (subject to the necessary planning permissions) and benefits from a detached single garage and generous driveway providing off-street parking for two vehicles. Located within highly regarded school catchment areas and within a short walking distance of both West Bridgford and Lady Bay centres, the property offers superb family accommodation throughout. Early viewing is highly recommended to avoid disappointment.

The accommodation in brief comprises an attractive arched entrance porch with glazed front door, leading into an inner porch with original front entrance door and leaded stained glass side lights. This opens into a welcoming reception hallway featuring oak flooring, which continues through to the ground floor WC and lounge, stairs rising to the first floor, a useful large under-stairs storage cupboard, and period-style column radiators. There is access to a ground floor WC fitted with a modern two-piece white suite.

The open-plan lounge and living room is a particular feature of the home, boasting decorative wall panelling and two chimney breasts, one with a recessed feature and the other housing a cast iron log burner set upon a brick hearth with period surround. Built-in furniture includes shelving to the side of the fireplace and a fitted TV cabinet adjacent to the bay window. A double-glazed bay window to the front elevation with fitted shutter blinds allows for plenty of natural light, complemented by oak flooring and column radiators.

To the rear of the property is an impressive extended kitchen diner, perfectly designed for modern family living and entertaining. The kitchen is fitted with a comprehensive range of painted wooden shaker-style wall and base units with wooden work surfaces, a central island incorporating a sink unit and breakfast bar seating, and a range of integrated appliances. Vaulted ceilings with rooflights and rear windows flood the space with natural light, while bifold doors open onto the south-facing rear garden. The room is further enhanced by two column radiators, creating a stylish yet practical family space.

To the first floor, the landing provides access to three well-proportioned bedrooms and a re-fitted four-piece family bathroom. Bedrooms one and two benefit from fitted furniture, with the master bedroom also featuring a charming cast iron period fireplace and a column radiator. Bedroom three also benefits from a column radiator, while the second bedroom features decorative wall panelling. The contemporary bathroom comprises a double walk-in shower enclosure, separate bath, wash hand basin with built-in storage drawers, WC, a heated towel rail and additional fitted storage including two tall cabinets positioned either side of the bath, all complemented by stylish tiling and quality fittings.

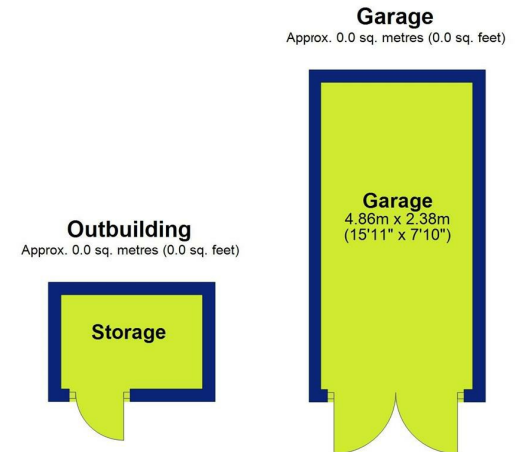
Externally, the property enjoys a well-maintained frontage with hedge boundaries and a gravel driveway providing off-road parking for two vehicles (one in front of the bay window and one in front of the garage), leading to a detached wooden garage with double doors.

To the rear, the south-facing garden is mainly laid to lawn with a central planted bed and mature borders, together with a paved patio area directly off the kitchen, ideal for al fresco dining. Behind the garage there is also a useful small brick outbuilding with power, currently used for storage and offering potential space for appliances such as a tumble dryer. The property backs onto the picturesque Grantham Canal and benefits from secure gated fencing, offering both privacy and a pleasant open outlook.

Additional features include a loft space with a large hatch and loft ladder access, partially boarded for storage and housing a recently fitted boiler installed in June 2022.



# Rutland Road, West Bridgford, Nottingham, NG2 5DZ



Total area: approx. 101.9 sq. metres (1096.5 sq. feet)



0115 841 1155

Rutland Road, West Bridgford, Nottingham, NG2 5DZ




## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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.