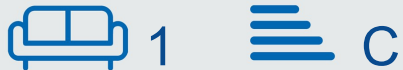


Mona Road

West Bridgford
Nottingham
NG2 5BU

Guide Price £550,000 -
£575,000



- No upward chain!
- Bathroom and en-suite to the master room
- Close to local amenities
- Sought-after Lady Bay location
- Council Tax Band - D
- A three-bedroom detached bungalow
- Off road parking and garage
- Ideal for downsizers
- Viewing essential!
- Tenure - Freehold

 0115 841 1155

Mona Road, West Bridgford, Nottingham, NG2 5BU

Key Features

GUIDE PRICE £525,000 - £550,000. Located in the ever-popular Lady Bay area of West Bridgford, this substantial detached bungalow offers a rare opportunity to acquire a spacious single-storey home in one of area's most sought-after and well-connected friendly neighbourhoods.

The accommodation is well arranged, beginning with an entrance porch that leads into a central hallway providing access to all main rooms. To the rear of the property, a spacious lounge/dining room spans the full width of the home, enjoying views over the garden and an abundance of natural light creating a bright and welcoming space ideal for both everyday living and entertaining. The dining kitchen sits off the living space offering ample space for cooking, dining and storage.

There are three bedrooms in total including a generous main bedroom with its own large en-suite featuring a low-level walk-in shower. The remaining bedrooms offer flexibility for guests, hobbies or working from home and are served by as separate family bathroom. Two partially boarded loft spaces provide useful storage and potential for future conversion, subject to the necessary consents.

Externally the property benefits from off road parking for two vehicles with a scope to create additional parking if required. A large single garage provides valuable storage and leads through to practical utility area, both of which can be accessed internally. The rear garden has been attractively landscaped and includes a patio seating area, greenhouse, shed, electric awnings, which is ideal for making the most of the warm months ahead. Gated access is available on both sides of the property.

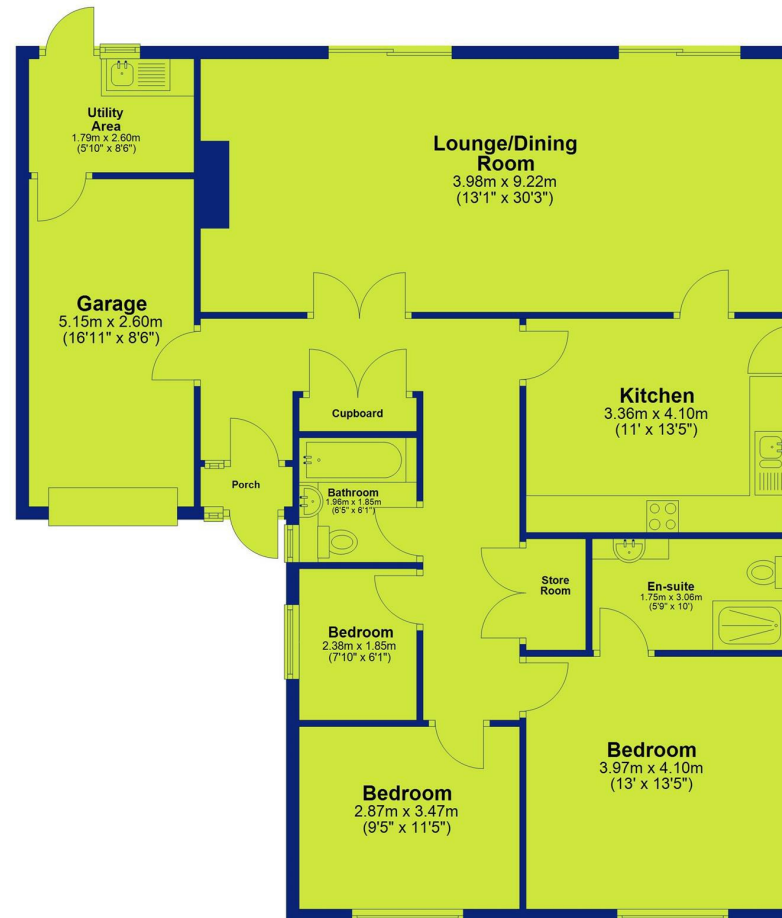
The property is ideally positioned for local amenities, well regarded schools, and transport links, as well as the vibrant offerings of Lady Bay and West Bridgford. Offering a rare combination of generous, single storey living in a prime location, it will appeal to a wide range of buyers, including families and those seeking space and flexibility in a friendly and well-established community. Early viewing is highly recommended.



Mona Road, West Bridgford, Nottingham, NG2 5BU



Ground Floor
Approx. 132.4 sq. metres (1425.1 sq. feet)



Total area: approx. 132.4 sq. metres (1425.1 sq. feet)



0115 841 1155

Mona Road, West Bridgford, Nottingham, NG2 5BU



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	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.