


# Worwood Drive

West Bridgford  
Nottingham  
NG2 7LY

GUIDE PRICE £425,000 - £450,000



 0115 841 1155



- A four-bedroom detached home
- Open plan lounge diner
- Detached garage and off road parking
- Highly regarded school catchment area
- Council Tax Band - E
- Family bathroom and downstairs WC
- Potential to extend, subject to planning
- Sought-after West Bridgford location
- Viewing essential!
- Tenure - Freehold





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## Worwood Drive, West Bridgford, Nottingham, NG2 7LY

### Key Features

GUIDE PRICE £425,000 - £450,000. Set on a highly desirable cul-de-sac in Compton Acres, West Bridgford, this beautifully proportioned four-bedroom detached family home offers space, light, and excellent potential to extend or reconfigure, subject to the usual planning permissions. The property also benefits from a detached double garage, ample off-street parking, and a south-westerly facing rear garden, ideal for afternoon and evening sun. The location sits within a highly sought-after school catchment, making it a superb long-term family home.

The property is entered via a welcoming entrance hallway, with stairs rising to the first floor and access to a modern downstairs WC fitted with a contemporary two-piece suite. A further door leads into the spacious lounge, where a bay window to the front elevation allows natural light to flood the room.

To the rear, the dining room and kitchen sit adjacent, offering exciting potential to be opened up and transformed into a stylish open-plan kitchen diner, subject to structural considerations. The dining room has patio doors opening into the conservatory, creating a lovely flow between indoor and outdoor living spaces.

The kitchen is fitted with a range of wall and base units and benefits from side access to the garden, which in turn leads to a useful utility area, keeping everyday practicality neatly tucked away.

The first floor offers four well-proportioned bedrooms, making it ideal for families or those needing home office space. The master bedroom benefits from fitted wardrobes, while the remaining bedrooms are served by a family bathroom, fitted with a modern four-piece white suite.

To the front, the property enjoys a gravel and lawned garden, complemented by a generous tarmac driveway providing parking for multiple vehicles. This leads to the detached double garage, which is fitted with an up-and-over door, power, and lighting.

The rear garden is a real highlight, featuring a large patio area ideal for entertaining, a lawned section extending beyond the garage, and established planting with space for a variety of shrubs and landscaping ideas.





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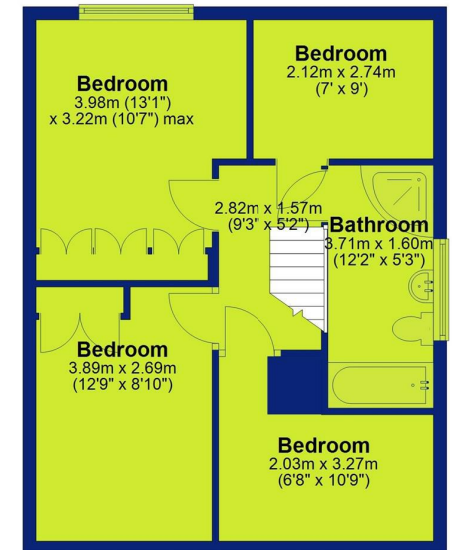
### Ground Floor

Approx. 85.2 sq. metres (917.6 sq. feet)



### First Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



Total area: approx. 133.5 sq. metres (1437.2 sq. feet)





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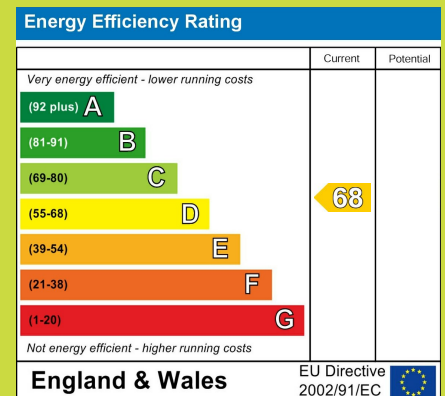


### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

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NG1 2GB



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