

3 Hedgehog Gardens

West Bridgford | NG2 7BF | Offers Over £395,000

ROYSTON & LUND

- *** NO CHAIN ***
- Versatile Layout With An Open Plan Feel
- Ample Off Street Parking
- Ensuite And Family Bathroom
- In The Catchment Area For Well Regarded Schools
- Stunning Three Bedroom Family Home
- Low Maintenance Rear Garden
- EV Charging Point
- Close By To Numerous Amenities
- Excellent Transport Links

















NO CHAIN

Royston and Lund are delighted to bring to the market this three-bedroom detached family home located in West Bridgford. Situated close to a wealth of amenities, including local shops, pubs and restaurants, the property is just a short drive from Central Avenue. Not to mention being within the catchment area for well-regarded schools and benefiting from excellent transport links into the City Centre. This property would be a perfect fit for a growing family.
Ground floor accommodation is bright and open plan, beginning with an entrance hall that leads into the open-plan kitchen/diner on the left-hand side and the living room on the right. The kitchen showcases high-quality base and wall units housing integrated appliances, including an oven, hob and extractor fan, built-in dishwasher, fridge/freezer and washing machine. The adjoining dining area offers more than enough space for family and friends while granting access to the rear garden. The living room is generous in size and benefits from dual-aspect windows, creating a light and airy space for relaxation. The ground floor is completed with useful storage and a downstairs WC.

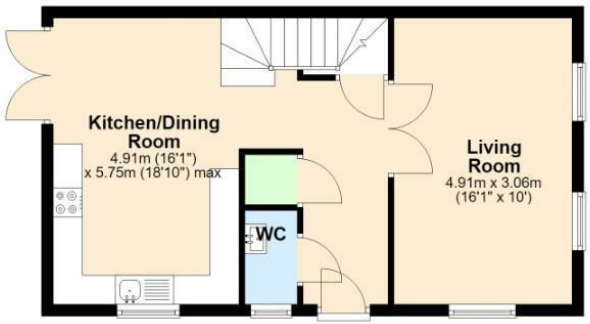
To the first floor there are three well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. All bedrooms are served by a modern three-piece family bathroom consisting of a bath with a shower overhead, wash basin and WC.

To the front of the property there is ample off-street parking via a tandem double driveway leading to a single garage, which is equipped with an EV charging point. The rear garden is a great size and features both patio and decking areas, providing excellent space for outdoor seating and al fresco dining, while being fully enclosed with fenced borders.

Ground Floor

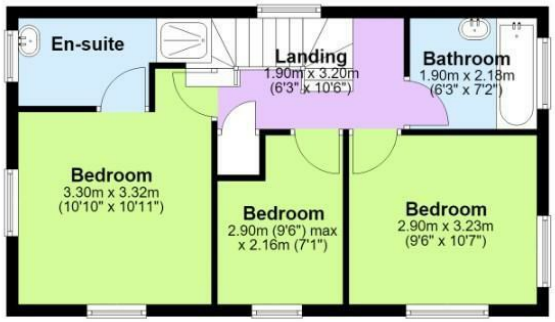
Approx. 58.6 sq. metres (631.0 sq. feet)





First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 102.3 sq. metres (1101.4 sq. feet)

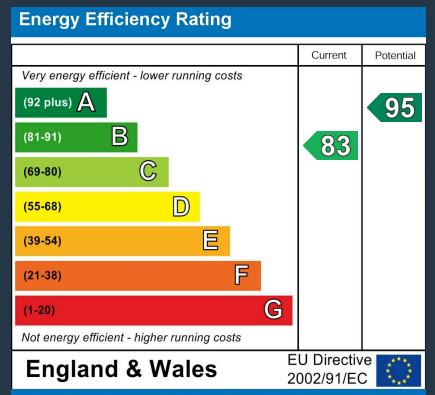
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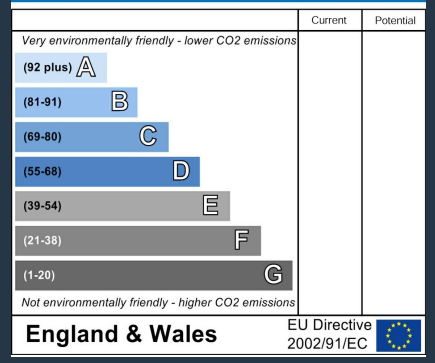
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THE GUILD PROPERTY PROFESSIONALS

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