

DISTINCTIVE
HOMES
by



Adbolton Grove

Nottingham, NG2 5AR

Adbolton Grove

Nottingham, NG2 5AR

Situated in the heart of the ever-popular Lady Bay area, this exceptional detached bungalow offers spacious, versatile accommodation, beautifully landscaped gardens and ample off-road parking, all within walking distance of local amenities, highly regarded schools and riverside walks.





The accommodation is thoughtfully arranged and includes a welcoming entrance hall, a generous living room and a superb open-plan kitchen/dining/family room fitted with an extensive range of contemporary shaker-style units, integrated appliances and ample space for both everyday family life and entertaining.

Three well-proportioned bedrooms are complemented by a stylish family bathroom, while the principal bedroom benefits from a dressing area, en-suite shower room and adjoining utility room.





Outside, the property continues to impress. The generous driveway provides ample off-road parking, whilst the rear garden is a true highlight. Beautifully landscaped with mature planting, colourful borders and a variety of seating areas, it has gained local recognition as one of the standout gardens featured during the renowned Lady Bay Open Gardens event. A substantial detached garden studio offers superb flexibility, ideal as a home office, gym, studio or hobbies room.

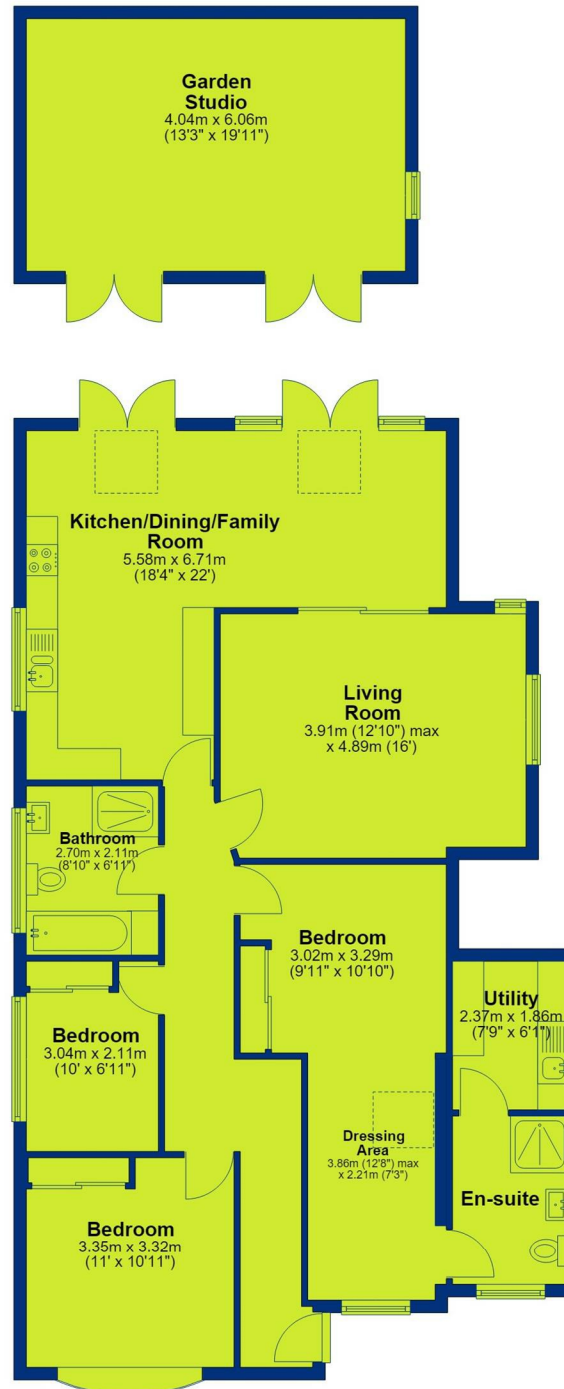
Offering approximately 1,488 sq ft of well-appointed accommodation on one level, this is a rare opportunity to acquire a unique bungalow in one of West Bridgford's most desirable locations. Combining generous living space, exceptional gardens and a wonderful community setting, early viewing is highly recommended.





Ground Floor

Approx. 138.3 sq. metres (1488.5 sq. feet)



Total area: approx. 138.3 sq. metres (1488.5 sq. feet)



DISTINCTIVE
HOMES
by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client of otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team

Tel: 0115 841 1155



Jules Hunt

Mobile: 07917 460 033
jules@fhpliving.co.uk



Lee Mathews

Mobile: 07917576255
lee@fhpliving.co.uk

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB