

1 Laughton Avenue

West Bridgford
Nottingham
NG2 7GJ

Guide Price £450,000 - £475,000



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Location



Gallery



Video



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0115 841 1155



- Three-bedroom detached home
- Two reception rooms
- Family bathroom and downstairs WC
- Generous corner plot
- Off road parking and garage
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold

1 Laughton Avenue, [West Bridgford, Nottingham, NG2 7GJ](#)

Key Features

Occupying a generous corner plot, this well-presented three-bedroom detached home benefits from a substantial block-paved driveway providing ample off-road parking, leading to a single garage. Situated within the sought-after suburb of West Bridgford, the property falls within desirable school catchment areas and offers well-balanced accommodation, with scope for extension (subject to the necessary planning consents).

The property is entered via a reception porch and front entrance door, opening into a bright and welcoming hallway with wooden flooring, stairs rising to the first floor, a side-facing window, and replacement oak four-panel doors.

The lounge enjoys a dual aspect, including a bay window overlooking the front garden, and features a fireplace with a gas flame effect fire, picture rails, and period charm. The dining room also benefits from a dual aspect, with a bay window to the side elevation and a further rear-facing window overlooking the garden. This room is enhanced by a feature fireplace with a wooden surround, cast-iron inset, and stone hearth, along with original light points.

The breakfast kitchen is fitted with a range of shaker-style wooden wall and base units, with space for appliances, a breakfast bar, and windows to the side and rear elevations. A rear door opens directly to the garden. The kitchen also features a ceramic tiled floor.

The landing, with wooden flooring and a front-facing window, provides access to three bedrooms, a contemporary family bathroom fitted with a three-piece suite, and a separate WC.

The property occupies mature gardens to three sides, featuring well-stocked borders with a wide variety of trees, shrubs, and raised beds. A block-paved pathway leads to the front door and continues around the property, connecting to the spacious triple-width block-paved driveway.

The rear garden includes a paved patio area leading directly from the kitchen, gravelled seating areas, woodchip borders, and additional planting areas. Beyond the rear boundary lies a small strip of land to the rear of a substation, rented for £35 per annum.



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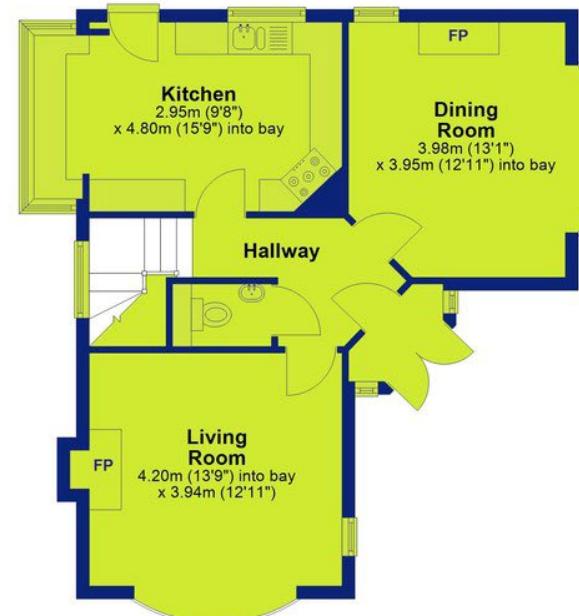
Ground Floor

Approx. 65.7 sq. metres (706.9 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



Total area: approx. 114.7 sq. metres (1234.2 sq. feet)



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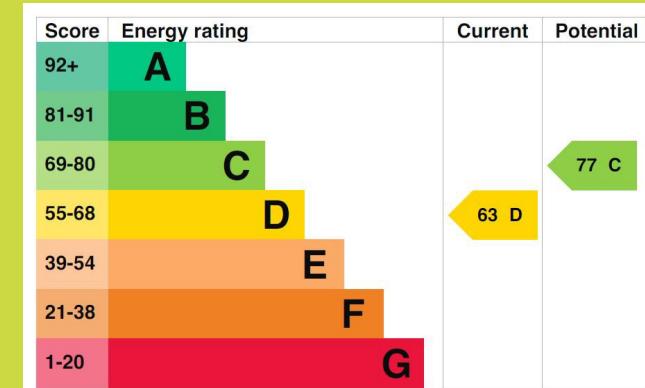


Interested in this home?

Contact the FHP Living Team on **0115 841 1155**

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West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB



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