

# 1 Laughton Avenue

West Bridgford  
Nottingham  
NG2 7GJ

**Guide Price £450,000 - £475,000**



Click for further information:-



Location



Gallery



Video



Contact



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





0115 841 1155



Location



Gallery



Video



Contact

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.





0115 841 1155



Location



Gallery



Video



Contact

1 Laughton Avenue, West Bridgford, Nottingham, NG2 7GJ



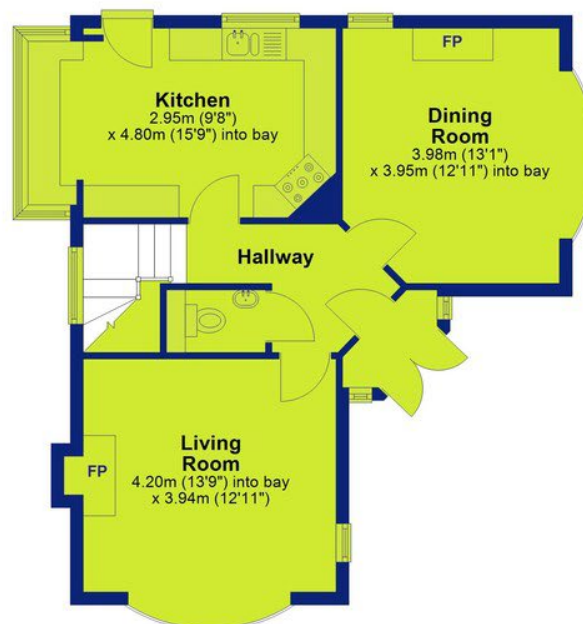
### Ground Floor

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)





0115 841 1155



Location



Gallery



Video



Contact

1 Laughton Avenue, West Bridgford, Nottingham, NG2 7GJ



## 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 <b>C</b>
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.