

Charnwood Grove

West Bridgford
Nottingham
NG2 7NT

Guide Price £400,000



- A three-bedroom semi-detached home
- Accommodation across three floors
- Close to local amenities
- Sought-after West Bridgford location
- Council Tax Band - C
- Two reception rooms
- Impressive master bedroom
- Highly regarded school catchment area
- Viewing essential!
- Tenure - Freehold

 0115 841 1155



0115 841 1155

Charnwood Grove, West Bridgford, Nottingham, NG2 7NT

Key Features

A beautifully presented double bay-fronted period semi-detached home, ideally situated in the highly sought-after Nottingham suburb of West Bridgford, this charming property is just a short stroll from the vibrant cafés, bars, and restaurants of Central Avenue and Melton Road. Combining stylish contemporary finishes with an abundance of original period features, and located within highly regarded school catchment areas, this exceptional home is expected to generate significant interest, and early viewing is strongly recommended.

The property is entered via an attractive open arched porch leading into a welcoming reception hall, complete with a feature archway, staircase rising to the first floor, and stripped wooden flooring. Doors lead through to the elegant lounge, where a large bay window to the front elevation fills the room with natural light. This delightful living space also benefits from original coving, stripped wooden floors, and a striking feature fireplace with cast-iron open fire, creating a warm and characterful focal point.

Adjacent to the lounge is a versatile dining room overlooking the rear garden, equally suited for use as a second sitting room, family room, or playroom.

The kitchen is fitted with a stylish range of contemporary shaker-style wall and base units, complemented by quartz worktops and integrated appliances. An archway opens into an additional rear space, ideal as a breakfast area, with steps leading out to the garden and a further door providing access to the useful two-compartment cellar.

The first floor offers two generously proportioned bedrooms, including an impressive master bedroom to the front with a bay window, creating a bright and airy retreat. The family bathroom is fitted with a contemporary four-piece suite. On the second floor, a further spacious double bedroom enjoys excellent natural light from a side window and Velux rooflights to both the front and rear.

Externally, the property is set behind a brick wall boundary with gated access to a neat, low-maintenance front garden and pathway leading to the entrance. To the rear, the enclosed garden has been designed for ease of upkeep, featuring gravelled and paved seating areas, together with a useful lean-to outbuilding attached to the side of the house.



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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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