

# Emma Terry Homes

*moving made personal*



## 38 Rutland Road

West Bridgford, Nottingham, NG2 5DG

Guide price £325,000 - £335,000



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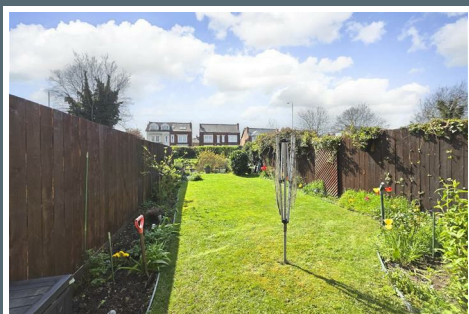
\*\* £325,000 - £335,000 \*\*

This delightful three-bedroom Victorian semi-detached home combines period character with practical family living in one of West Bridgford's most sought-after locations. Just a short walk from the town centre, local shops, cafes, restaurants, and bars, it's perfectly placed for everyday convenience.

Inside, the home is bright and full of potential. The ground floor features a welcoming entrance hall, a bay-fronted living room full of natural light, a separate dining room, and a fitted kitchen. The kitchen leads down to a cellar, ideal for storage or potential future use. Upstairs, you'll find three bedrooms and a shower room, perfect for growing families, home workers, or guests.

Outside, the property enjoys a low-maintenance courtyard to the front, with gated access, while the enclosed rear garden provides a private lawn bordered by mature planting, perfect for relaxing or entertaining.

Located within the catchment of highly regarded schools such as Rushcliffe Spencer Academy and The West Bridgford School (both rated Outstanding by Ofsted), and with excellent bus links into Nottingham City Centre, this home effortlessly blends character, space, and lifestyle. Ideal for first-time buyers, families, or investors, it's a rare opportunity to secure a beautiful property in the heart of West Bridgford.



## ENTRANCE HALL

12'9" x 2'11" (3.89 x 0.90)

UPVC entrance door, a central heating radiator, doors through to living room and dining room and stairs to first floor.

## LIVING ROOM

11'10" x 14'4" (3.63 x 4.39)

A central heating radiator, feature fireplace and UPVC double-glazed bay window to front.

## DINING ROOM

12'0" x 11'5" (3.68 x 3.48)

A central heating radiator, built-in storage cupboard and UPVC double-glazed window to rear.

## KITCHEN

8'11" x 16'4" (2.74 x 4.99)

A variety of wall and base units, stainless steel sink with mixer and filter tap, gas hob with an extractor fan, built-in oven, integrated dishwasher, washing machine, space for a fridge freezer, a central heating radiator, UPVC double-glazed windows to the side and rear, a UPVC door providing access to the rear garden and access to the cellar.

## CELLAR 1

17'7" x 2'8" (5.36 x 0.83)

## CELLAR 2

5'9" x 12'1" (1.77 x 3.69)

## CELLAR 3

5'10" x 12'0" (1.78 x 3.68)

## LANDING

12'0" x 5'1" & 7'1" x 2'8" (3.66 x 1.56 & 2.16 x 0.82)

A central heating radiator and doors through to Bedroom 1, 2 and 3 and Shower Room.

## BEDROOM 1

12'0" x 15'5" (3.66 x 4.71)

A central heating radiator and two UPVC double-glazed windows to front.

## BEDROOM 2

9'10" x 12'0" (3.01 x 3.66)

A central heating radiator and UPVC double-glazed window to rear.

## BEDROOM 3

9'3" x 9'2" (2.82 x 2.80)

A central heating radiator, vaulted ceiling, a built-in storage cupboard, and UPVC double-glazed window to rear.

## SHOWER ROOM

6'7" x 6'0" (2.01 x 1.83)

A low level dual flush WC, wash hand basin, a wet-room style shower with a mains-fed shower and handheld showerhead, extractor fan, a central heating radiator, a vaulted ceiling and UPVC double-glazed obscure window to rear.

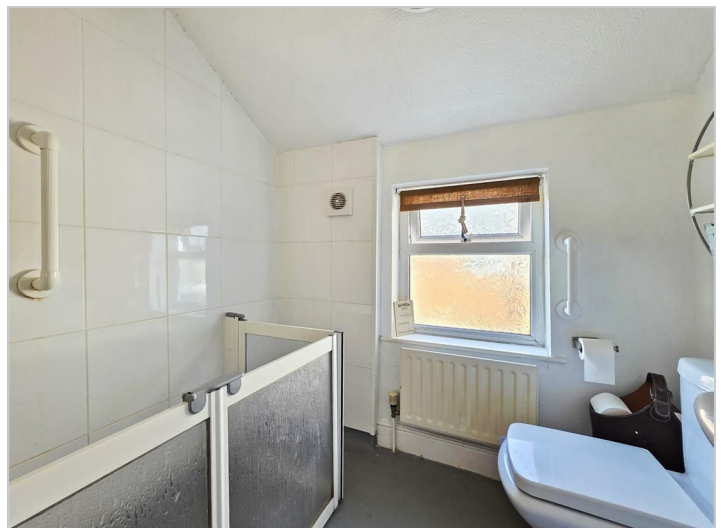
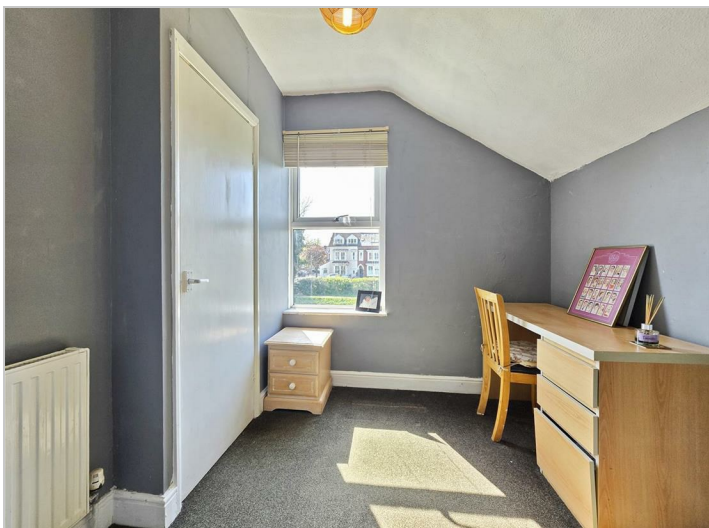
## OUTSIDE

To the front of the property is a small, low-maintenance forecourt, a shared pathway down the side of the house leading to gated access to the rear garden, and access to on-street parking.

At the rear of the property lies an enclosed garden, boasting a well-maintained lawn, planter borders filled with a variety of shrubs, an outside tap, external lighting, and fence-panelled boundaries









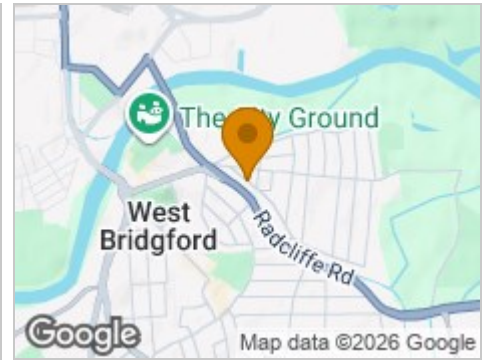
Road Map



Hybrid Map



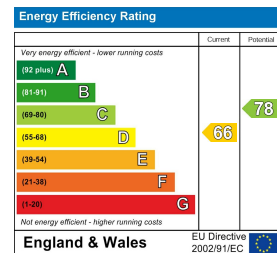
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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