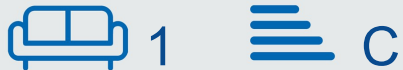


# Hampton Road

West Bridgford  
Nottingham  
NG2 7AJ

Guide Price £400,000 - £425,000



- No upward chain!
- Family bathroom and downstairs WC
- Close to local amenities
- Highly regarded school catchment area
- Council Tax Band - C
- A three-bedroom semi-detached home
- Open plan living/ kitchen/ diner
- Sought-after West Bridgford location
- Viewing essential!
- Tenure - Freehold

 0115 841 1155

## Hampton Road, West Bridgford, Nottingham, NG2 7AJ

### Key Features

GUIDE PRICE £400,000 - £425,000. Ready to move straight into, this beautifully presented three-bedroom extended semi-detached home sits within a highly regarded school catchment area and delivers the ever-popular open-plan living kitchen to the rear, seamlessly connecting indoor living with the garden beyond.

The property is entered via a charming entrance porch, featuring the original leaded stained-glass front door and matching side light, which opens into a welcoming reception hallway. Here you'll find a built-in cloak cupboard, stairs rising to the first floor, and doors leading to the ground floor rooms, including a contemporary two-piece downstairs WC.

To the front of the property is a cosy and inviting living room, ideal for relaxing, complete with a bay window, a feature fireplace, and bespoke built-in shelving to either side.

The true heart of the home lies to the rear, a stunning extended living kitchen. This highly desirable open-plan space features a sleek contemporary kitchen with central island, a comprehensive range of wall and base units, and integrated appliances. A part-vaulted ceiling enhances the sense of space, complemented by three Velux windows flooding the room with natural light. Large sliding doors open directly onto the garden, while the retained chimney breast offers excellent potential for a log burner, adding warmth and character.

The first floor provides three well-proportioned bedrooms, served by a modern three-piece family bathroom finished in a contemporary style.

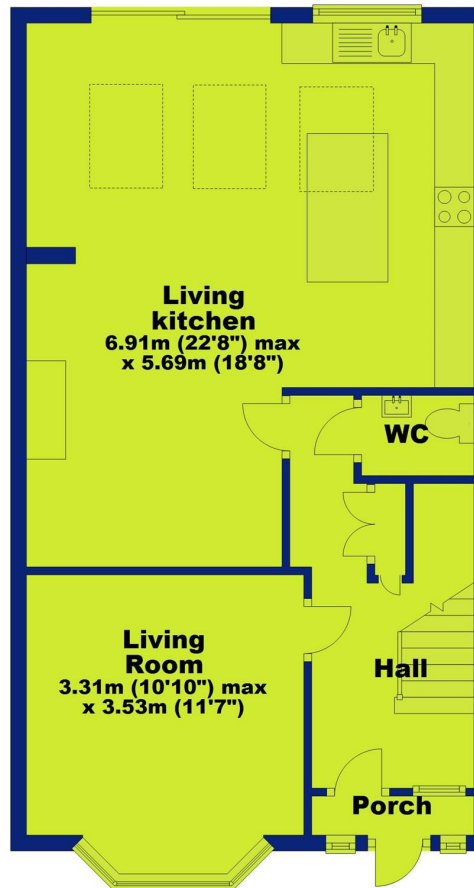
To the front, a gated pathway leads to the entrance, bordered by a neat front garden. To the rear, steps descend from the living kitchen into a lawned garden, culminating in a raised decked seating area with built-in storage.



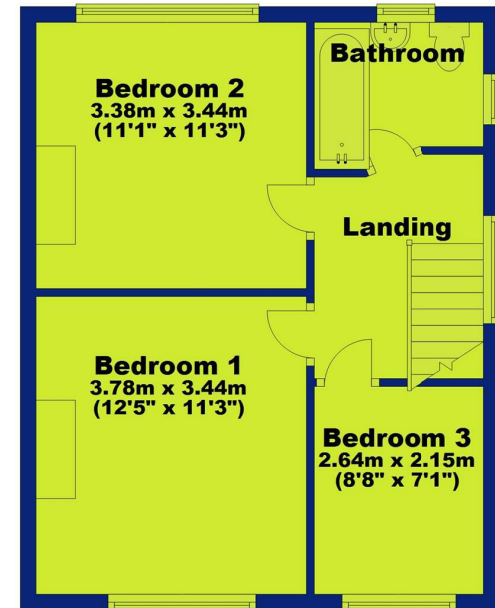
Hampton Road, West Bridgford, Nottingham, NG2 7AJ



**Ground Floor**  
Approx. 59.0 sq. metres (635.6 sq. feet)



**First Floor**  
Approx. 41.4 sq. metres (445.1 sq. feet)



**Total area: approx. 100.4 sq. metres (1080.7 sq. feet)**



0115 841 1155

Hampton Road, West Bridgford, Nottingham, NG2 7AJ




### 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			87
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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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.