

# Highfield Road

West Bridgford  
Nottingham  
NG2 6DR

Guide Price £525,000 -  
£550,000



 0115 841 1155



- No upward chain!
- Family bathroom and en-suite
- Open plan kitchen diner
- Highly regarded school catchment area
- Council Tax Band - C
- A four-bedroom semi-detached home
- Accommodation across three floors
- Sought-after central West Bridgford location
- Viewing essential!
- Tenure - Freehold





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## Highfield Road, West Bridgford, Nottingham, NG2 6DR

### Key Features

GUIDE PRICE £525,000 - £550,000. A period semi-detached home located in the heart of the highly sought-after area of West Bridgford, within well-regarded school catchments and benefitting from no upward chain and a wealth of original period features. The property also offers an extended kitchen opening onto a generous walled garden.

The property is entered via a Gothic-style entrance porch with a front door leading into a spacious reception hallway featuring original Minton tiled flooring, a staircase rising to the first floor, and doors leading to the reception rooms.

The lounge retains its original coving and picture rails, along with replacement double-glazed sash windows set within a box bay. An original fireplace provides an attractive focal point and a comfortable space to relax.

The dining room, which could also be used as a second sitting room, features original ceiling coving, picture rails and a period fireplace, together with a sash window overlooking the rear garden.

The kitchen is fitted with a range of wall and base units complemented by butcher block worktops and integrated appliances. To the rear, the kitchen opens into an extended dining area with French doors and replacement windows overlooking and providing direct access to the rear garden.

To the first floor there is a landing with doors providing access to two bedrooms and the family bathroom. The master bedroom to the front benefits from an en-suite shower room fitted with a three-piece white suite.

The family bathroom features a period-style three-piece white suite including a roll-top clawfoot bath, separate shower cubicle, stone flooring, and a sash window.

To the second floor there is a further landing area providing access to two well-proportioned bedrooms with windows to the front and side elevations.

To the front of the property there is a stone wall boundary with planted beds providing privacy, along with a pathway leading to the front entrance and continuing to the rear of the property.

The rear garden enjoys a patio area directly outside the kitchen, ideal for outdoor dining and entertaining. The remainder of the garden is laid to lawn with planted borders containing a variety of trees and shrubs, enclosed by walls on three sides. A brick-built outbuilding provides useful additional storage.





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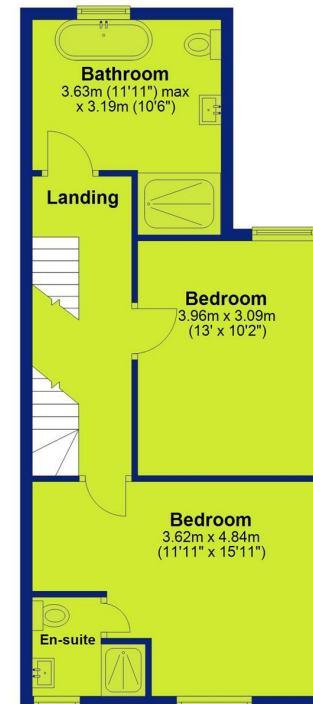
## Highfield Road, West Bridgford, Nottingham, NG2 6DR



**Ground Floor**  
Approx. 57.0 sq. metres (613.0 sq. feet)



**First Floor**  
Approx. 49.1 sq. metres (528.0 sq. feet)



**Second Floor**  
Approx. 29.3 sq. metres (315.2 sq. feet)



Total area: approx. 135.3 sq. metres (1456.2 sq. feet)





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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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | 77        |
| (55-68) <b>D</b>                            | 63                                                                                                            |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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