

# 1 Hardwick Grove

West Bridgford  
Nottingham  
NG2 5HL

**Guide Price £400,000 - £425,000**



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0115 841 1155



- Four-bedroom semi-detached home
- Accommodation across three floors
- Family bathroom, en-suite and downstairs WC
- Two reception rooms
- Kitchen diner
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold





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## Key Features

A period semi-detached home situated in the popular suburb of West Bridgford, within easy walking distance of local coffee bars and restaurants lying within West Bridgford Infants, Junior and West Bridgford school catchment areas. The accommodation spans three floors and offers excellent value, with generous proportions throughout.

The property is entered via a reception porch, which leads into a welcoming reception hall featuring a period arch and staircase rising to the first floor.

The large lounge, benefits from a feature box bay window to the front elevation, a fireplace set within the chimney breast, and original picture rails, providing an excellent space to relax at the end of a long day.

There is a second separate dining room / sitting room / study, featuring a double window to the rear elevation, original flooring and picture rails, making it a versatile room suitable for a variety of uses. The kitchen is very light and well proportioned, with ample storage, work surfaces, space for appliances, with double-glazed French doors overlooking the garden.

The property has the added extra of a downstairs WC and access to a useful cellar storage, comprising three generous compartments. To the first floor are three double bedrooms with an en suite in the master bedroom. The family bathroom comprising of a contemporary three-piece is accessed from the landing.

A further staircase rises to the second floor, where there is an additional converted bedroom room featuring Velux windows to the front and back elevation.

To the front of the property is a brick wall boundary with a pathway leading along the side of the house. Gated side access leads to the rear garden. There is a covered area opening onto a decked terrace that runs along the property, complete with handrail and overlooking the garden. The garden is mainly laid to lawn with established shrub borders.





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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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