

# Grenville Drive

West Bridgford  
Nottingham  
NG2 7RA

Guide Price Guide Price  
£400,000 - £425,000



- A three-bedroom mid-terraced home
- Family bathroom, en-suite and downstairs WC
- Off road parking
- Sought-after West Bridgford location
- Council Tax Band - C
- Two reception rooms
- Kitchen and separate utility room
- Highly regarding school catchment area
- Viewing essential!
- Tenure - Freehold

 0115 841 1155



0115 841 1155

## Grenville Drive, West Bridgford, Nottingham, NG2 7RA

### Key Features

GUIDE PRICE £400,000 - £425,000. A stylish, bright and cosy three-bedroom family home, offering spacious and well-planned accommodation throughout. The property benefits from contemporary fittings, underfloor heating to the ground floor, stylish kitchen and bathroom suites, and attractive rear garden with decked entertaining area. Located in a desirable residential setting offering easy access to West Bridgford and walks along the River Trent. The property also provides off-road parking and well-proportioned living space ideal for modern family living. Set on a private road in highly regarded school catchments.

The property is entered via a composite front door which opens into a welcoming reception hall, featuring wood-effect composite flooring with underfloor heating. Stairs rise to the first floor and there is access to a downstairs WC, fitted with a contemporary two-piece suite, tiled flooring and walls, also benefiting from underfloor heating.

The main living area is a light and spacious room with patio doors opening onto the rear terrace. The wood-effect flooring continues throughout this space and is complemented by underfloor heating. There is also a useful under-stairs storage cupboard.

A second reception room features wood-effect flooring and patio doors leading out onto the rear decked area, creating an ideal space for entertaining or relaxing.

The kitchen is fitted with a modern range of high-gloss wall and base units with a composite sink unit and a selection of integrated appliances, including an induction hob, dishwasher, and fridge freezer. The room is finished with LVT flooring.

To the first floor, the landing features a vaulted ceiling and a window allowing natural light to flood the space, with doors providing access to three well-proportioned bedrooms, a family bathroom fitted with a modern three-piece suite and utility room, with plumbing for a combi washer-dryer.

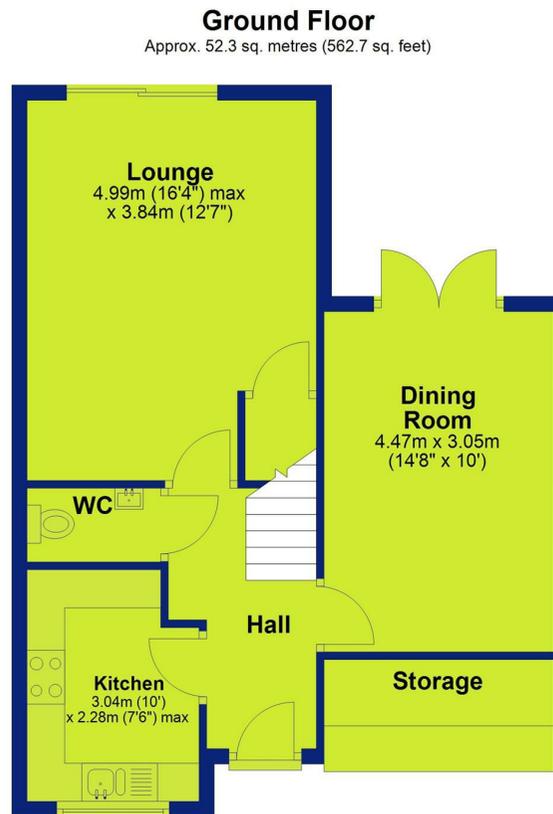
The master bedroom enjoys two windows overlooking the rear garden and benefits from access to a contemporary three-piece en-suite shower room.

Externally, to the front of the property, there is a block-paved driveway, leading to the storage space. This has a powered automatic roller door, strip lighting and a courtesy light plus wired electricity points. Steps with a brushed steel handrail lead up to the front entrance, and the front garden is laid to lawn for ease of maintenance.

To the rear, the property boasts a generous composite decked area with brushed steel handrails, overlooking the garden. The majority of the garden is laid to lawn, with additional hard standing suitable for a garden shed and planted borders for shrubs.



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Total area: approx. 111.0 sq. metres (1195.3 sq. feet)



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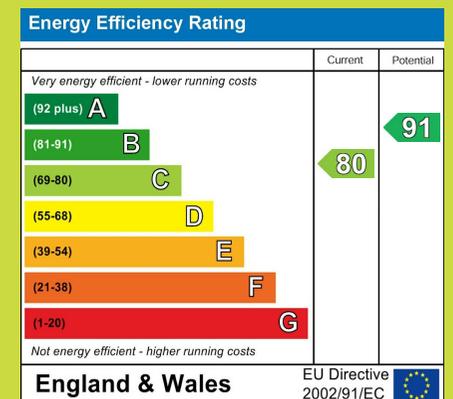


### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

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1 Weekday Cross  
The Lace Market  
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