

# Clumber Road

West Bridgford  
Nottingham  
NG2 6DP

Guide Price £550,000



 0115 841 1155



- Substantial three-bedroom detached period home
- Approximately 1,460 sq. ft of principal residential accommodation
- Gated off road parking
- Central West Bridgford location
- Freehold - Council Tax Band C
- Three double bedrooms and three reception rooms
- Substantial garage/ workshop, carport and ancillary shower room
- Original period features and flexible accommodation
- Highly regarded school catchment area
- No onward chain



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## Clumber Road, West Bridgford, Nottingham, NG2 6DP

### Key Features

**NO UPWARD CHAIN!** Situated in the heart of West Bridgford, this substantial, characterful and individual detached three-bedroom home offers a spacious and versatile layout with plenty of character throughout. The property is approximately 1,460 sq ft of principal residential accommodation and approximately 1,947 sq ft overall, including the garage, carport and ancillary accommodation.

The accommodation comprises three double bedrooms, three reception rooms, a fitted kitchen, family shower room, garden room, garage/workshop and a gated driveway.

The property opens into a bright entrance hallway featuring original tiled flooring and a stained-glass window. The front reception room benefits from a large bay window, bespoke cabinetry and a timber-trimmed archway opening to the hall. To the rear, the fitted kitchen includes bespoke cabinetry and integrated appliances, while the spacious dining room offers potential for a more open-plan layout. Both rooms provide access to the glazed garden room, creating a versatile additional living space overlooking the garden.

Upstairs, the landing is filled with natural light from a Velux and stained-glass window. All three double bedrooms have recently been redecorated and fitted with new carpets, with the principal bedroom enjoying a large bay window. The family shower room includes a walk-in shower, vanity unit, WC and extensive fitted storage.

Outside, the property sits behind a walled frontage with a gated driveway leading to a substantial garage/workshop with an adjoining shower room, offering excellent storage or potential for a studio or home office (subject to the necessary consents). The low-maintenance rear garden features patio and gravelled seating areas.

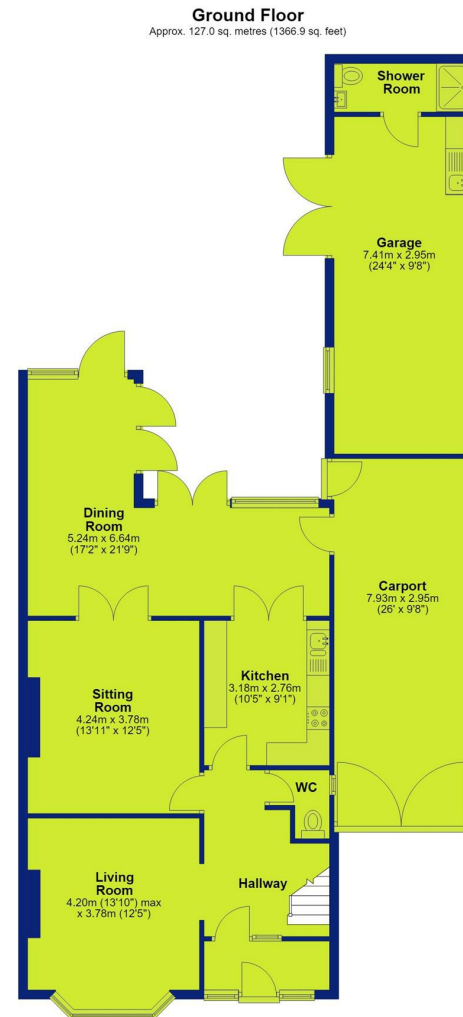
Ideally located in the heart of West Bridgford, the property is within easy reach of shops, cafés, restaurants, highly regarded schools, parks, sporting facilities and excellent transport links to Nottingham city centre. Offered to the market with no upward chain, this is a characterful and versatile home in a sought-after location.





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Total area: approx. 180.9 sq. metres (1946.8 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>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (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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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.