

Eltham Road

West Bridgford
Nottingham
NG2 5JU

Guide Price £650,000 - £650,000



- Four/ Five bedroom detached home
- Stunning open plan living kitchen
- Off road parking and garage
- Versatile family living accommodation
- Council Tax Band - C
- Generous south facing rear garden
- Shower room and two en-suites
- Eco-friendly living roof
- Viewing essential!
- Tenure - Freehold

 0115 841 1155



0115 841 1155

Eltham Road, West Bridgford, Nottingham, NG2 5JU

Key Features

A beautifully extended four/five-bedroom contemporary family home, situated in the highly sought-after area of West Bridgford. Ideally positioned within walking distance of Central Avenue's vibrant selection of cafés, restaurants and shops, the property also enjoys easy access to picturesque walks along the Grantham Canal. Falling within highly regarded school catchment areas, this versatile home is perfectly suited to modern family living.

Offering flexible accommodation and finished to a high standard throughout, this exceptional property must be viewed internally to be fully appreciated.

The property is entered via a welcoming front door into a spacious reception hall, featuring oak flooring, contemporary column radiators and an attractive oak staircase rising to the first floor. From here, doors lead to both the front lounge and the impressive open-plan kitchen, living and dining space at the rear.

Positioned at the front of the property, the lounge is a warm and inviting room with a continuation of the oak flooring, a large front-facing window and contemporary radiators, creating a comfortable space to relax.

To the rear, a glazed doorway opens into the stunning open-plan kitchen, living and dining area, undoubtedly the heart of the home. The kitchen is fitted with a range of sleek handleless high-gloss wall and base units, complemented by a generous island return, integrated appliances and space for an American-style fridge freezer. Stylish oversized ceramic floor tiles, with underfloor heating throughout, complete the contemporary feel. A separate utility room provides additional storage and practicality.

The kitchen flows seamlessly into the dining and living area, which enjoys views over the landscaped south-facing rear garden through large sliding doors, creating an excellent space for both everyday family life and entertaining.

Accessed from the living area is a versatile ground-floor double bedroom with a dual aspect overlooking the garden and direct access outside. This room is served by a stylish four-piece en-suite bathroom featuring a walk-in shower and separate bath. Ideal as a guest suite, this space could also function as a self-contained workspace, home office or garden lounge. The room and bathroom benefit from underfloor heating throughout.

The first floor offers four well-proportioned bedrooms and a contemporary family shower room. The master bedroom overlooks the rear garden and benefits from its own en-suite facilities, while the fourth bedroom would make an ideal nursery, dressing room or study.

Externally, the front of the property features a block-paved driveway providing ample off-road parking and access to the garage, which is equipped with a roller up-and-over door, power and lighting.

The beautifully landscaped south-facing rear garden provides a fantastic outdoor retreat. A decked pergola seating area is positioned at the rear and incorporates a stylish timber-and-glass garden office/lounge, currently being used as a gym/ exercise space. The remainder of the garden is mainly laid to lawn with established shrub borders, a patio area directly outside the kitchen and a dedicated children's play area featuring a sunken trampoline, offering something for the whole family to enjoy.



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Ground Floor

Approx. 104.1 sq. metres (1120.6 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Total area: approx. 155.9 sq. metres (1678.4 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) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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