

DISTINCTIVE
HOMES
by



Repton Road
West Bridgford, NG2 7EN

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A skilfully and stylishly extended four-bedroom traditional home, located on the highly desirable Repton Road. Positioned within sought-after school catchment areas, the vendors have thoughtfully remodelled this property to provide all the modern comforts today's buyers expect. Early viewing is highly recommended.

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The property is entered via an extended front porch with a composite door and opaque side lights, opening into a welcoming reception hallway offering useful storage space. An archway leads through to the main hall, where stairs rise to the first floor and an original stained-glass window adds character. There is also a convenient cloak and shoe storage area.

Doors lead to the front lounge, featuring a bay window to the front elevation that allows natural light to flood the room. Wood laminate flooring runs throughout, and double doors open into the open-plan kitchen and dining area, which forms the central hub of the home.

The kitchen/dining space benefits from French doors opening onto and overlooking the rear garden, complemented by Velux windows that provide additional natural light. The kitchen is fitted with a contemporary range of units, integrated hob, oven and extractor, and space for a fridge/freezer.

From the kitchen there is access to a potential fifth bedroom, featuring vaulted ceilings, Velux windows, a side and front window, and a modern en-suite shower room finished to a high specification. This versatile space is ideal for teenagers, elderly relatives, or use as a home office.





.To the first floor, the original staircase leads to three bedrooms and a stylish family bathroom fitted with a contemporary suite and full floor-to-ceiling tiling. Two of the bedrooms are singles, ideal for children or study use.

The property further benefits from a superb loft conversion, providing a generously sized bedroom with dormer windows overlooking the garden, additional windows to the front, and a door-specified three-piece en-suite shower room.

Externally, to the front of the property there is a tarmac driveway with stone wall boundary, offering off-road parking for multiple vehicles, complemented by slate-chipped bedding.

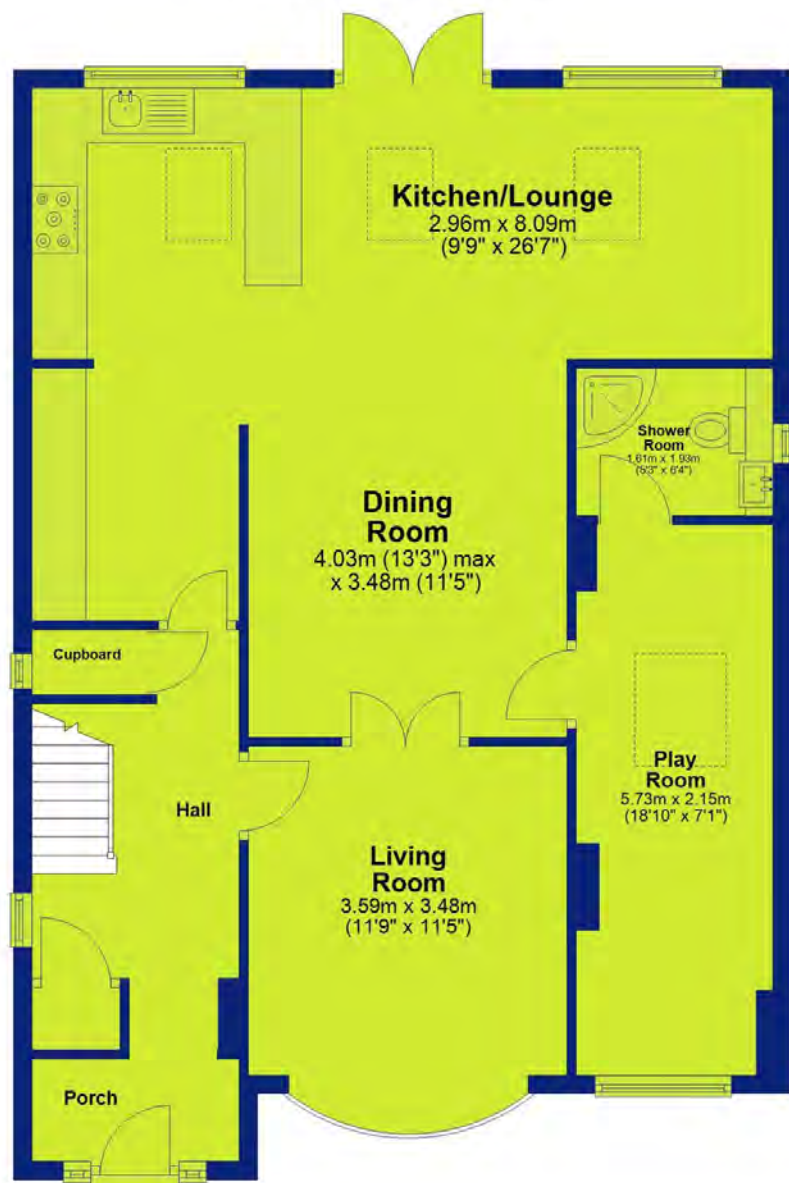
To the rear, a patio area leads directly from the kitchen, stepping up to a predominantly lawned garden. A raised decked area is positioned at the far end, along with hardstanding for a shed.





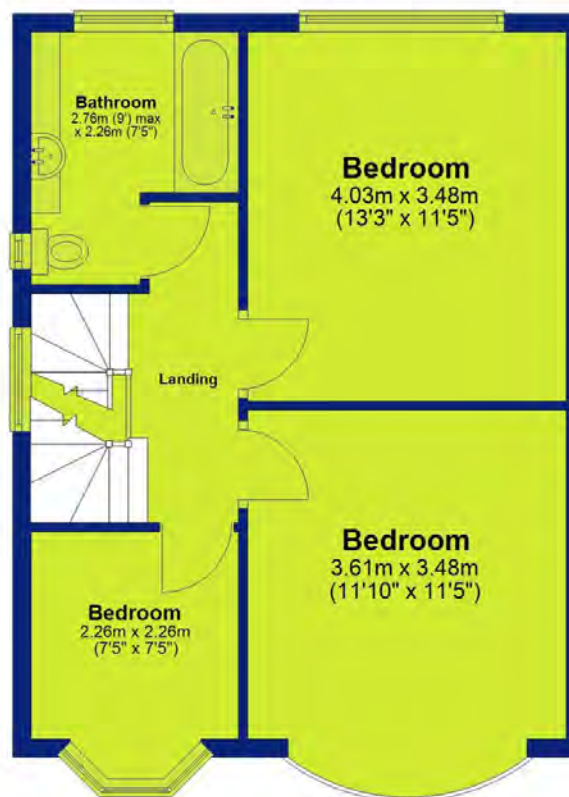
Ground Floor

Approx. 88.5 sq. metres (952.8 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.3 sq. feet)

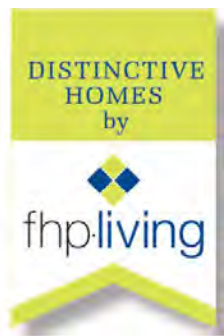


Second Floor

Approx. 31.3 sq. metres (336.9 sq. feet)







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39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

Call the FHP Living Distinctive Homes Team



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk



Steven Gray
Mobile: 07917 576 253
steven@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB