

DISTINCTIVE
HOMES
by



Repton Road
West Bridgford, NG2 7EN

Repton Road

West Bridgford, NG2 7EN

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.

www.fhpliving.co.uk





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.





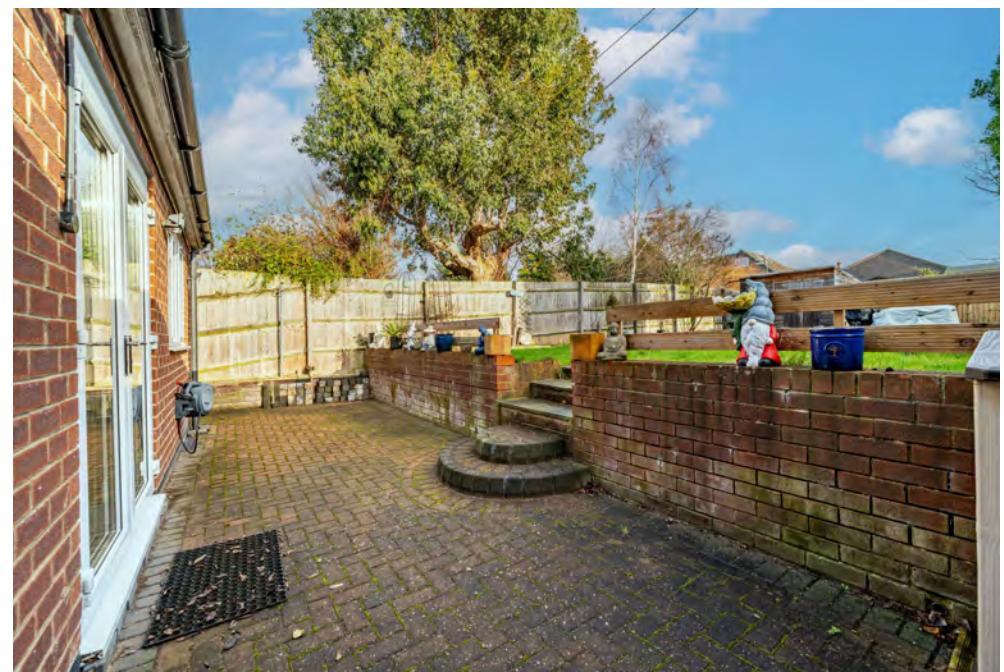
To the first floor, the original staircase leads to three bedrooms and a stylish family bathroom fitted with a contemporary suite and full floor-to-ceiling tiling. Two of the bedrooms are singles, ideal for children or study use.

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.

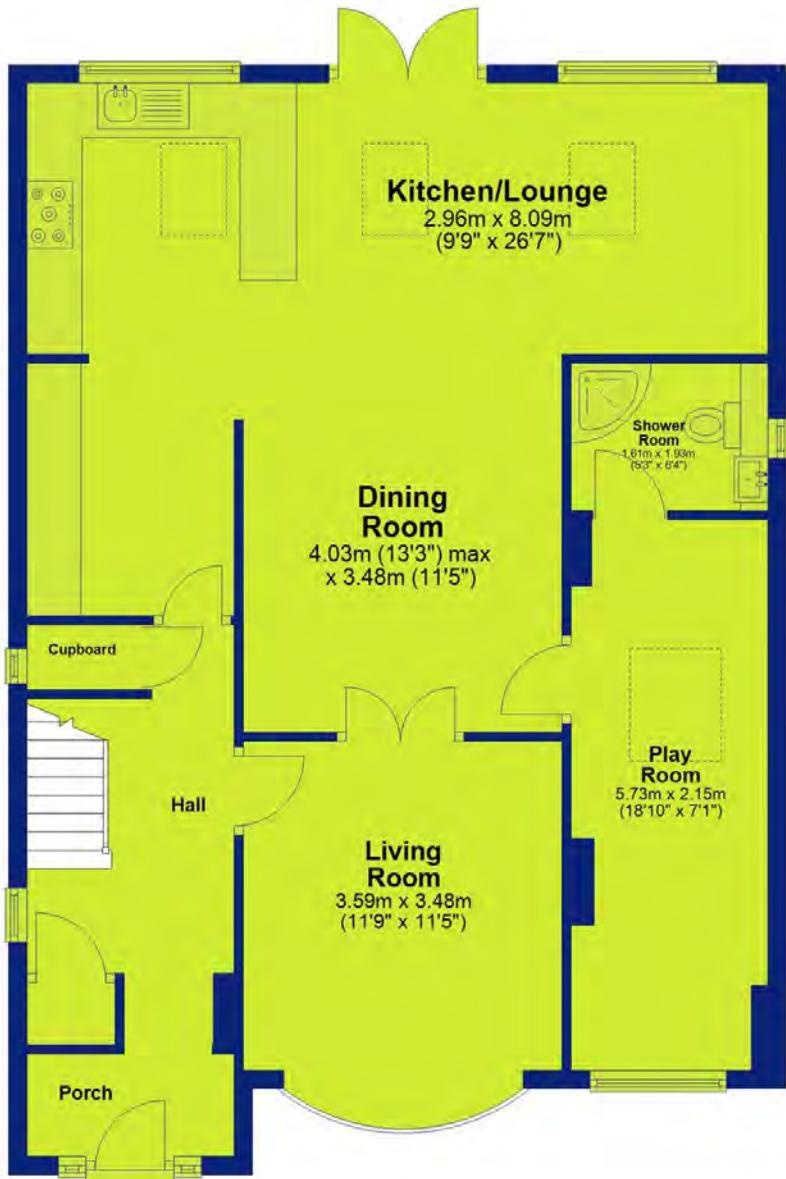
To the rear, a patio area leads directly from the kitchen, stepping up to a predominantly lawned garden. A raised decked area is positioned at the far end, along with hardstanding for a shed.





Ground Floor

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



First Floor

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

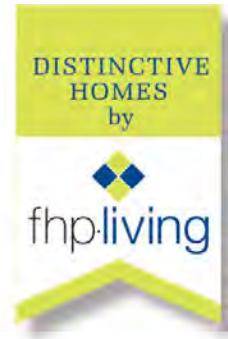


Second Floor

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



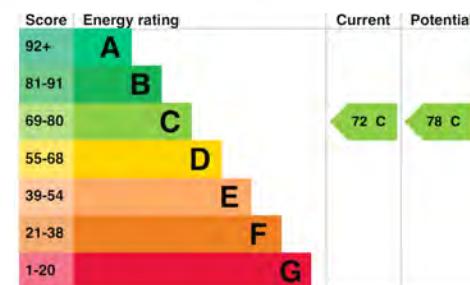




Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk



FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



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