

Hampton Road

West Bridford
Nottingham
NG2 7AJ

Offers In The Region Of £450,000



0115 841 1155



- No upward chain!
- Family bathroom and downstairs WC
- Close to local amenities
- Highly regarded school catchment area
- Council Tax Band - C

- A three-bedroom semi-detached home
- Open plan living/ kitchen/ diner
- Sought-after West Bridford location
- Viewing essential!
- Tenure - Freehold



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Key Features

Ready to move straight into, this beautifully presented three-bedroom extended semi-detached home sits within a highly regarded school catchment area and delivers the ever-popular open-plan living kitchen to the rear, seamlessly connecting indoor living with the garden beyond.

The property is entered via a charming entrance porch, featuring the original leaded stained-glass front door and matching side light, which opens into a welcoming reception hallway. Here you'll find a built-in cloak cupboard, stairs rising to the first floor, and doors leading to the ground floor rooms, including a contemporary two-piece downstairs WC.

To the front of the property is a cosy and inviting living room, ideal for relaxing, complete with a bay window, a feature fireplace, and bespoke built-in shelving to either side.

The true heart of the home lies to the rear, a stunning extended living kitchen. This highly desirable open-plan space features a sleek contemporary kitchen with central island, a comprehensive range of wall and base units, and integrated appliances. A part-vaulted ceiling enhances the sense of space, complemented by three Velux windows flooding the room with natural light. Large sliding doors open directly onto the garden, while the retained chimney breast offers excellent potential for a log burner, adding warmth and character.

The first floor provides three well-proportioned bedrooms, served by a modern three-piece family bathroom finished in a contemporary style.

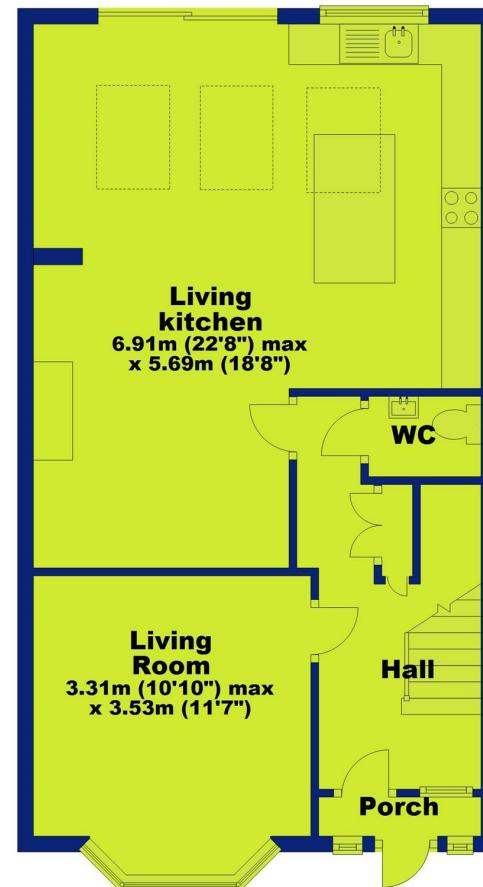
To the front, a gated pathway leads to the entrance, bordered by a neat front garden. To the rear, steps descend from the living kitchen into a lawned garden, culminating in a raised decked seating area with built-in storage.



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Ground Floor
Approx. 59.0 sq. metres (635.6 sq. feet)



Total area: approx. 100.4 sq. metres (1080.7 sq. feet)

First Floor
Approx. 41.4 sq. metres (445.1 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		87
(81-91) B		
(69-80) C	69	
(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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