

10 Hampton Road

West Bridgford
Nottingham
NG2 7AJ

Guide Price £450,000



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0115 841 1155



- Three-bedroom semi-detached home
- Open plan kitchen diner
- Family bathroom and downstairs WC
- Off street parking and detached garage
- Close to local amenities
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

A stylish and well-positioned semi-detached property situated within highly favoured school catchments, benefitting from off-street parking and access to a garage. Enjoying a sunny open aspect backing onto allotments, the property offers well-appointed accommodation that is ready to move straight into. Ideally located within easy walking distance of the coffee bars and restaurants of West Bridgford.

The property is entered via an arched open porch with Minton-style flooring and an original leaded stained-glass door, opening into a welcoming reception hall. Features include LVT wood-effect herringbone flooring, stairs rising to the first floor, wall panelling, column radiators and original pitch pine doors.

The lounge benefits from a double-glazed box bay window to the front elevation and a chimney breast with space for a log burner, complemented by a wooden mantel and shelving to either side.

The downstairs WC is fitted with a contemporary two-piece suite, window and recessed spotlights.

The kitchen diner continues the LVT herringbone flooring. The dining area includes built-in seating with storage cupboards. The kitchen is fitted with a range of contemporary shaker-style wall and base units with quartz work surfaces, an inset sink overlooking the garden, and a range of integrated appliances.

To the first floor, the landing provides access to three bedrooms, with rear bedrooms enjoying views over the allotments. The front bedroom features built-in panelling. The bathroom is fitted with a stylish contemporary four-piece suite, including a shower cubicle and fully tiled walls.

Outside, there is a stone boundary wall and a low-maintenance block-paved driveway providing access to the garage. The rear garden features a generous decked area accessed from the kitchen diner, overlooking the garden, with stepped pathways leading to a further patio area at the rear of the garage. The garage has been part-converted, creating an office space to the rear.





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Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



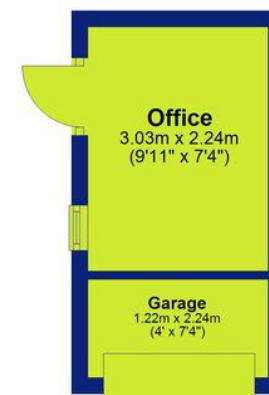
First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Garage/Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 83.6 sq. metres (899.6 sq. feet)



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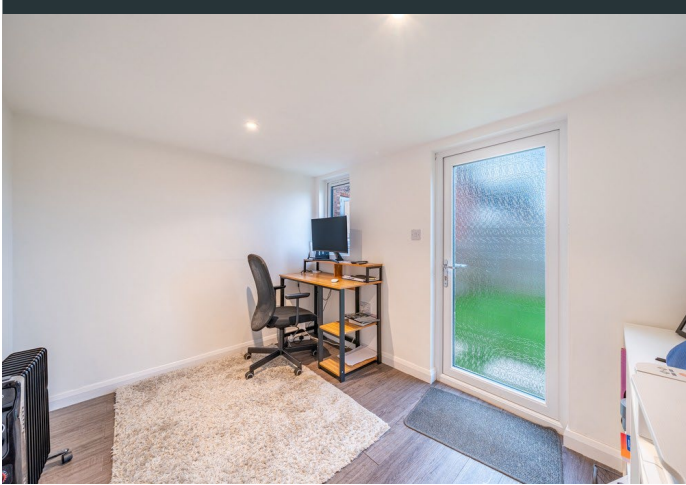


Video



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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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