

Holme Road

West Bridgford
Nottingham
NG2 5AE

Guide Price £550,000



 0115 841 1155



- A four-bedroom semi-detached home
- Accommodation across three floors
- Character features throughout
- Sought-after Lady Bay location
- Council Tax Band - C
- Three reception rooms
- Shower room and en-suite
- Highly regarded school catchment area
- Viewing essential!
- Tenure - Freehold



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Holme Road, West Bridgford, Nottingham, NG2 5AE

Key Features

A delightful period home enjoying a prime position on the highly sought-after Holme Road in Lady Bay, West Bridgford, with stunning elevated views across The Hook and the River Trent.

This attractive four-bedroom family home combines character features with generous living accommodation and boasts a truly unique piece of local history in the form of an original Victorian orchard house situated within the rear garden. Predating the property itself, the orchard house remains from a time when the area was renowned for its apple and pear orchards. Ideally positioned within walking distance of local amenities and popular schools, the property offers spacious accommodation arranged over three floors.

The accommodation is entered via a welcoming hallway featuring an attractive stained-glass entrance door, with access to both reception rooms and stairs rising to the first floor. The bay-fronted living room enjoys plenty of natural light, while the second reception room provides access to both the kitchen and rear garden.

To the rear of the property is a spacious kitchen diner offering ample space for a range of freestanding appliances, complemented by a useful under-stairs pantry. The dining area flows into a bright sun room overlooking the garden, creating an ideal space for everyday family living and entertaining.

The first floor hosts three well-proportioned bedrooms, each retaining original fireplaces that enhance the character of the home. Serving these bedrooms is a contemporary shower room fitted with a walk-in shower featuring dual shower heads, wash hand basin, WC and a striking glass-block feature wall.

Occupying the second floor is a generous double bedroom enjoying breathtaking views across The Hook and the River Trent. This room is complemented by an en-suite bathroom comprising a bath with shower over, wash hand basin and WC.

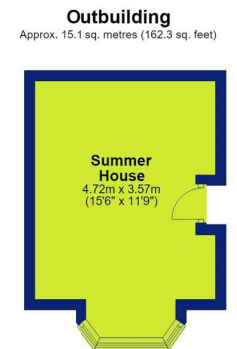
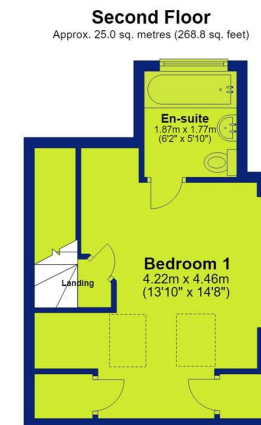
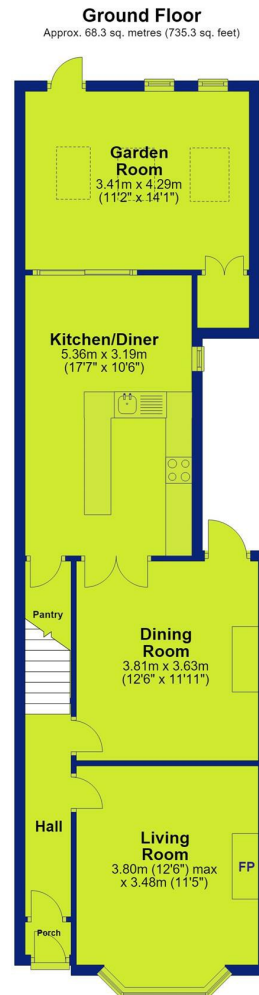
Externally, the property benefits from a charming walled front garden with secure gated side access. The beautifully landscaped rear garden features block-paved patio seating areas, mature planting and established shrubs, together with the original Victorian orchard house, a rare and fascinating reminder of Lady Bay's orchard heritage.





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Total area: approx. 159.6 sq. metres (1718.0 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		82
(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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