

# 15 Haileybury Road

West Bridgford  
Nottingham  
NG2 7BE

Guide Price £525,000



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- No upward chain!
- A three-bedroom detached home
- Open plan living/ kitchen/ diner
- Refurbished and modernised by the current owners
- Off street parking

- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold

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## Key Features

Located in the sought-after area of West Bridgford location, with the huge advantage of off-street parking, this beautifully refurbished three-bedroom home is perfectly positioned for families, especially with Jessie Gray Primary School just a short stroll away and the local amenities. Every inch of this property has been thoughtfully upgraded, with a sleek modern finish and a layout designed for comfortable everyday living.

Step through the front door into a bright hallway with stylish new flooring, feature wall and a door leading to the modern downstairs WC.

Flow through to the Lounge / Dining Room, a generous, open-plan space stretching the full width of the home. Feature wall panelling adds personality and warmth, while the large bay window and sliding doors to the rear welcomes in plenty of natural light, creating the perfect setting for relaxing or entertaining.

To the rear sits the newly fitted Kitchen, finished to an exceptional specification. Here you'll find premium new AEG integrated appliances, including a washer/dryer, and a dishwasher set in sleek cabinetry. The worktops are stunning quartz Silestone that's practical for modern cooking, with a useful, large breakfast bar for easy, comfortable family meals. The dining table for other entertaining sits next to the kitchen. From here, a door leads directly out into the sunny garden. Also off the kitchen is a useful walk-in Utility Space housing a new chest freezer, new gas boiler and storage.

Head upstairs to discover a redesigned space with new bathroom furniture, upgraded lighting, and a fresh, contemporary finish throughout.

The main bedroom offers excellent proportions and another lovely bay window feature. The second double bedroom enjoys a peaceful garden outlook, ideal for guests or a growing family. Bedroom three makes for a great nursery, home office, or play room.

The stylish family bathroom has been completely updated, featuring a modern suite, upgraded flooring, and chic tiling. Convenience is enhanced by the additional WC located just off the landing.

One of the standout features of this home is the large landscaped rear garden, an impressive size for a three-bed property in this area. There are two large and sunny sitting and dining areas that also offer further potential for a studio/ office/ garden room.

There is also exciting future potential here: subject to planning, the home could be extended to the rear, and it's likely that permitted development options could apply.

A stylish, fully upgraded home on one of the area's quieter streets, offering modern living, a brilliant garden, parking, and outstanding school proximity. A truly move-in-ready opportunity in a fantastic location.



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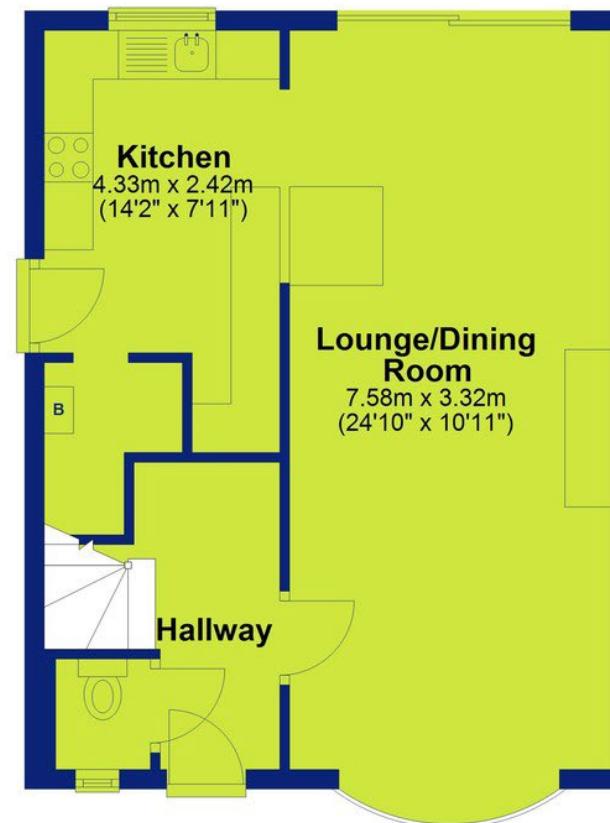


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**Ground Floor**  
Approx. 44.6 sq. metres (479.9 sq. feet)



**First Floor**  
Approx. 44.6 sq. metres (479.9 sq. feet)



Total area: approx. 89.2 sq. metres (959.7 sq. feet)



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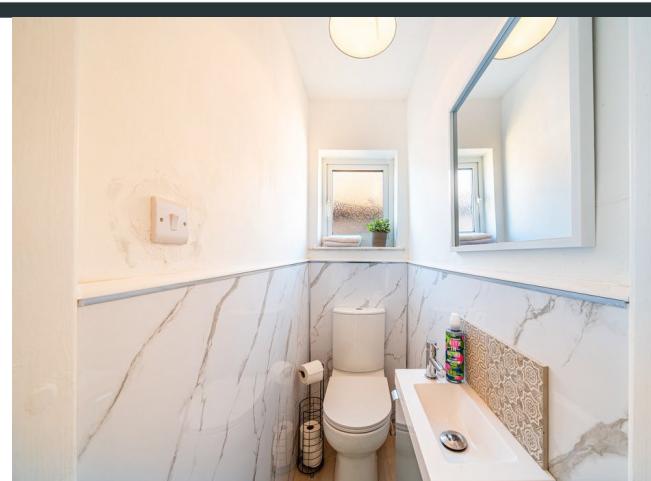


Video



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*Interested in this home?*

Contact the FHP Living Team on **0115 841 1155**

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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