

Rex Gooding



42 Ella Road, West Bridgford, NG2 5GW

Guide Price: £499,500

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This four-bedroom home is arranged over three floors with a straightforward layout that works for family living. The ground floor has a living room, a separate dining room, and a kitchen/dining area with access to the garden. It's a functional space, though some areas may benefit from updating to personal taste. Downstairs WC.

Upstairs, the first floor has three bedrooms of varying sizes and a family bathroom that was refitted in 2020. The main bedroom on this floor is a decent size, while the other two are more compact. One of the smaller rooms could work as a study or nursery depending on your needs. The top floor has a fourth bedroom with an en-suite shower room, offering some separation from the main bedroom level, which could suit older children or guests.

The property has a south-westerly facing rear garden, off-street parking, and falls within the catchment area for West Bridgford Infant, Junior and Senior Schools. It's a practical family house with a layout that offers some flexibility, though prospective buyers should view with realistic expectations about the condition and finish throughout. Evidence of subsidence. No upward chain.

Accommodation & Amenities

- Two Reception Rooms & Kitchen Diner
- Four Bedrooms, Two Bathrooms & D/S WC
- Highly Regarded West Bridgford Location
- Large South West Facing Rear Garden
- Driveway Parking
- West Bridgford Infant, Junior & Senior School Catchment
- No Upward Chain
- <https://reports.spectre.uk.com/s/ZYdj2>



















