



**Rex Gooding**

**49 Wenlock Drive, West Bridgford, NG2 6UB**

**Offers Over: £170,000**

## 49 Wenlock Drive, West Bridgford, NG2 6UB

Looking for a newly renovated second-floor home with a simple layout and well-proportioned rooms? This property offers practical living spaces, a decent lounge, and two comfortable bedrooms in a calm and settled setting.

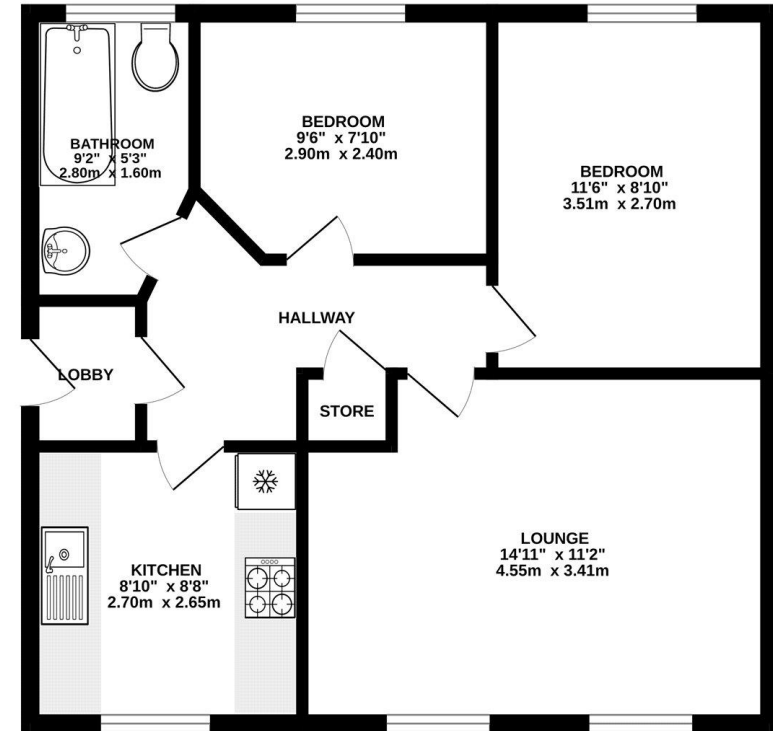
This newly renovated second floor home offers a straightforward and easy layout that suits everyday living. The hallway sits at the centre, linking all rooms without any fuss and keeping the space simple to navigate. The lounge is a comfortable size, with enough room to shape into a relaxed living area and still fit in a dining corner if needed. Two windows bring in steady natural light, giving the room a settled, calm feel.

The kitchen sits just off the hallway and has a sensible layout, making meal preparation plain and manageable. There is enough wall and floor space for storage, along with room for the usual appliances. A small lobby beside the kitchen leads directly to the bathroom, keeping things practical and neatly arranged. The bathroom includes a full-sized bath, hand basin and WC.

Further along the hallway are two bedrooms. The larger bedroom offers a good stretch of floor area for a double bed and furniture, while the second bedroom works well as a single room or home office. Both rooms sit quietly to the rear of the property. Storage is handled by a handy cupboard positioned off the hallway, ideal for day-to-day essentials.

The layout keeps everything on one level, with each room placed for convenience rather than fuss. It's a simple, manageable space that

2ND FLOOR



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