



37 Ridgeway Close, West Bridgford, NG2 6HL

Guide Price: £289,950

Located in the ever-popular residential area of Edwalton, this three-bedroom semi-detached home enjoys one of the locality's most desirable settings, renowned for its excellent local schooling, everyday amenities and strong sense of community. One of the property's most compelling attributes is its generously proportioned plot, which is notably larger than many comparable homes in the area and presents exciting potential to extend to both the side and rear, subject to the usual consents, making it an outstanding prospect for those with long-term ambitions.

The ground floor is arranged around a particularly spacious lounge extending to over 18 feet in length, a room that comfortably accommodates both relaxed seating and a dining arrangement, lending versatility to everyday family life. To the rear, a separate kitchen provides a straightforward and functional workspace, with access continuing through to a rear hallway that reveals some genuinely useful additional accommodation. A ground floor WC adds day-to-day convenience, while a dedicated store and a separate workshop space offer a practical edge that is rarely found in homes of this type. Whether repurposed for hobbies, additional storage or explored further for conversion potential, these spaces meaningfully broaden the property's appeal.

Upstairs, three well-proportioned bedrooms are arranged around a central landing, with the principal bedroom stretching to over 13 feet, providing an immediate sense of comfort and space. The two further bedrooms are each a good size, suiting a growing family, those working from home or households requiring flexible guest accommodation. A separate bathroom and WC serve the upper floor with the kind of practicality that busier households will appreciate.

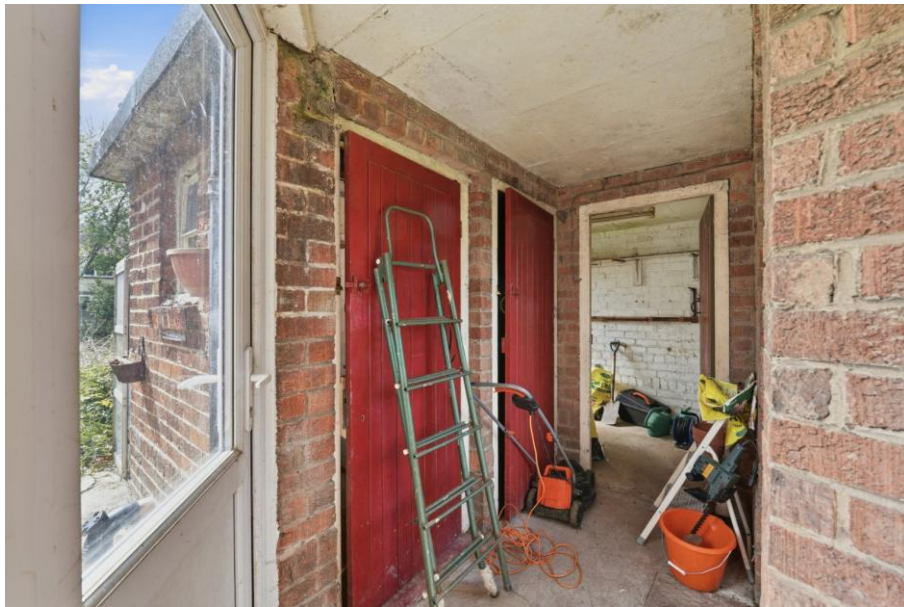
With a total floor area of just over 1,000 square feet, the property strikes an appealing balance between generous living space and easy manageability. Combined with its exceptional plot, its collection of storage and workshop areas, and its position within one of Edwalton's most sought-after residential addresses, this is a home that rewards both those looking to move straight in and those with a vision to create something truly special.

Accommodation & Amenities

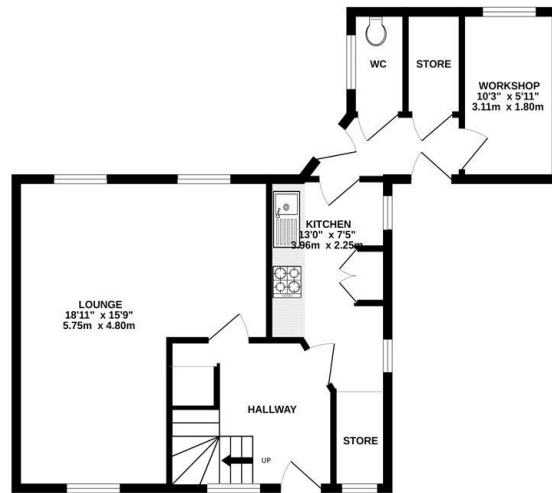
- Sought-after Edwalton location with excellent local schools and amenities within easy reach
- Generously sized plot offering significant potential to extend to the side and rear, subject to usual consents
- Spacious lounge extending to over 18 feet, ideal for both relaxing and dining
- Useful ground floor workshop, store and WC adding practical versatility rarely found in similar homes
- Three well-proportioned bedrooms including a principal room of over 13 feet, served by a separate bathroom and WC
- Total floor area of just over 1,000 sq.ft. with scope to improve and personalise over time



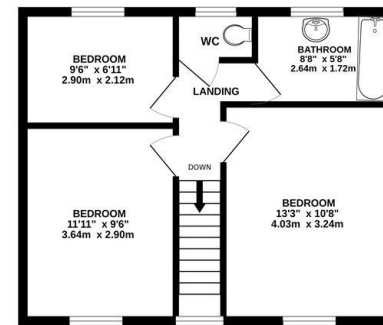




GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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