

Rex Gooding



4 Hill Close, West Bridgford, NG2 6GQ

Guide Price: £350,000

Situated in the highly sought-after area of West Bridgford, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation, ideal for families and professionals looking to enjoy all that this popular location has to offer. Conveniently positioned within walking distance of Central Avenue, residents can take advantage of an excellent range of shops, cafés, restaurants, highly regarded schools, and local amenities.

Upon entering the property, you are welcomed by a useful entrance porch, providing the perfect space to remove coats and shoes before entering the main living accommodation. The ground floor features a bright and spacious open-plan lounge and dining area, creating an ideal environment for both everyday family living and entertaining guests. The separate kitchen is fitted with a matching range of base and eye-level units, offering ample storage and workspace, with designated space for a fridge, dishwasher, and washing machine. A useful adjoining pantry provides additional storage options.

To the first floor, the property offers three well-proportioned bedrooms, each benefiting from built-in storage, helping to maximise floor space and provide practical everyday organisation. The principal bedroom is a generous double room with fitted storage, while the second bedroom also offers comfortable accommodation and built-in storage, making it ideal as a further double bedroom, guest room or children's room. The third bedroom is a versatile space, equally benefitting from built-in storage and well suited as a child's bedroom, nursery, dressing room or home office. The bedrooms are served by a family bathroom comprising a panelled bath with shower over, wash hand basin and WC, providing a practical and functional space for everyday family living.

Externally, the property benefits from a front garden and off-road parking for up to two vehicles. The garage has recently been rewired, providing a useful and versatile space for storage, hobbies or workshop use. To the rear, the well-maintained garden provides an attractive outdoor space to enjoy throughout the year, featuring a greenhouse for those wishing to grow their own fruit and vegetables, as well as a storage shed ideal for garden tools and equipment. A secure gated access leads conveniently from the rear garden to the front of the property.

Combining comfortable accommodation, excellent storage throughout, attractive outdoor space and a desirable West Bridgford location, this property represents an excellent opportunity for those seeking a home in one of Nottingham's most popular residential areas.

Accommodation & Amenities

- Well-presented three-bedroom semi-detached home in the sought-after area of West Bridgford.
- Spacious open-plan lounge and dining area, ideal for family living and entertaining.
- Three bedrooms, all benefiting from useful built-in storage.
- Fitted kitchen with matching base and eye-level units, plus a separate store room.
- Rewired garage, off-road parking for up to two vehicles, and a well-maintained rear garden.
- Conveniently located within walking distance of Central Avenue and a range of local amenities.







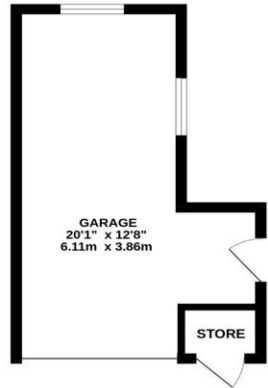




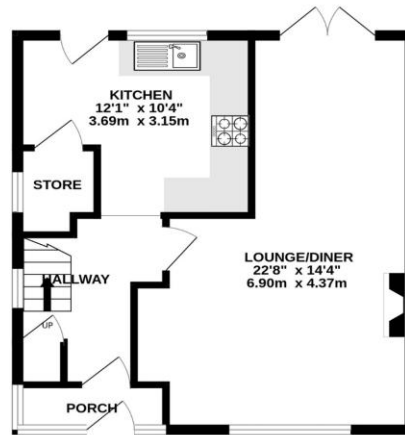
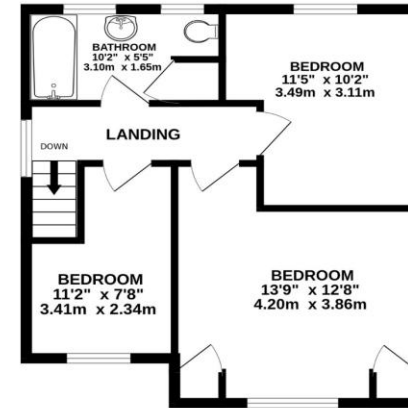


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.7 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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