



Rex Gooding

Charnwood Grove, West Bridgford, NG2 7NT

Guide Price: £399,950

This well-presented and spacious bay-fronted Victorian home spans three storeys and offers three double bedrooms alongside generous reception space, making it a fantastic family home in a superb location; viewings are highly recommended to fully appreciate the standard of accommodation on offer.

The entrance hallway features grey flooring throughout and leads into the living area, which benefits from a fireplace with surround and a bay-fronted window fitted with shutter blinds.

The open-plan kitchen and dining area provides ample space for a large dining table, complemented by a feature original fireplace and French doors opening onto the rear garden. The kitchen itself is beautifully finished with a range of wall and base units in light olive green, marble-effect worktops, and integrated appliances including a washing machine, dishwasher, and American-style fridge freezer.

On the first floor, bedroom three is a double with rear-aspect views and space for a wardrobe, while bedroom two is a spacious double finished in neutral tones with space for a wardrobe. The family bathroom is fitted with elegant mosaic floor tiles, a roll-top bath set on chrome feet, a separate double shower, low-flush WC, and wash basin.

The second floor is dedicated to the master bedroom, a generous double with a walk-in wardrobe, served by an en suite with a Velux window, shower cubicle, low-flush WC, and wash basin.

Outside, the rear garden is paved and enclosed, and the property also benefits from a cellar.

Accommodation & Amenities

- Well-presented, bay-fronted Victorian three-storey home with three double bedrooms.
- Open-plan kitchen and dining area with feature fireplace and French doors to the rear garden.
- Beautifully finished kitchen with integrated appliances and marble-effect worktops.
- Family bathroom with mosaic tiled floor, roll-top bath, and separate double shower.
- Master bedroom on the second floor with walk-in wardrobe and en suite shower room.
- Enclosed rear garden, cellar storage, and shutter blinds fitted throughout.

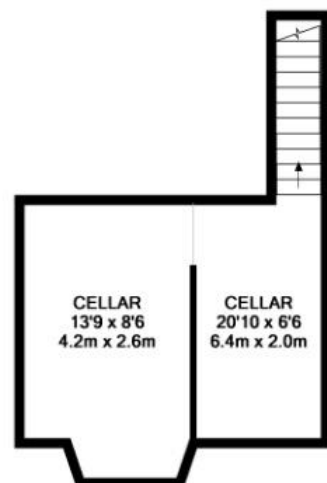




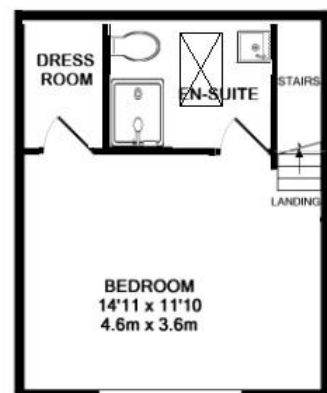




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



BASEMENT LEVEL
APPROX. FLOOR
AREA 211 SQ.FT.
(19.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 299 SQ.FT.
(27.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1431 SQ.FT. (132.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016