

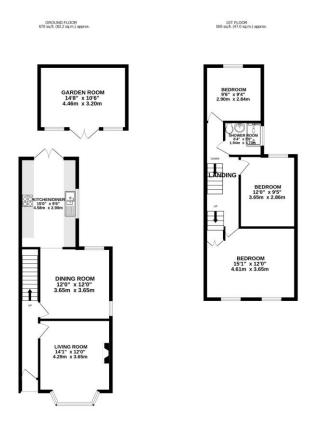
**46 Pierrepont Road, West Bridgford, NG2 5DW** Guide Price: £495,000

## 46 Pierrepont Road, West Bridgford, NG2 5DW

A bay fronted semi-detached period home in popular Lady bay with a large rear garden and summer house. The property has been skilfully re-configured to create kitchen diner space to the rear. The high specification modern kitchen has French doors onto a patio area and a large rear garden. To the front of the property is a beautifully appointed bay fronted living room with original period fireplace. To first floor are three double bedrooms and recently re-fitted shower room. To the top floor is a further double bedroom with en-suite shower room. Gas central heating and double glazing. Lady Bay Primary and Rushcliffe Spencer Academy catchment.

## **Accommodation & Amenities**

- Beautifully Presented Period Home
- Four Bedrooms and Two Bathrooms
- Two Reception Rooms & Kitchen Diner
- Large Rear Garden with Summer House
- Gas Central Heating & Double Glazing
- Excellent Local School Catchment



2ND FLOOR 218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the disciplanc contained here, measurement consistent one-statement. The plan in the floating-including right and bland the used as such by any prospective purchaser. The services, systems and applicances shown have not been lested and no guarant as to there which we will be a since the prospective purchaser.

























