



17 Mabel Grove, West Bridgford, NG2 5GT

Guide Price: £499,950

This substantial five-bedroom Edwardian semi-detached home occupies a prime position in the heart of West Bridgford, perfectly situated within walking distance of the popular Central Avenue. Here you'll discover an abundance of local amenities including boutique shops, acclaimed restaurants, traditional pubs, artisan coffee shops and convenient supermarkets. The property benefits from excellent transport links and falls within the catchment area of highly regarded local schools, making it ideal for families seeking both convenience and quality of life.

Offered with no upward chain and vacant possession, this impressive three-storey home presents a wonderful opportunity to create a stunning family residence. Previously operating as a fully licensed HMO, the property now awaits transformation back to its original grandeur. The versatile accommodation flows beautifully across all three floors, beginning with a welcoming bay-fronted living room, complemented by a separate sitting room, dining room and independent kitchen on the ground floor. A generous cellar provides valuable additional storage space, while the upper floors house five well-proportioned double bedrooms and thoughtfully arranged bathroom facilities.

The property's outdoor space is particularly noteworthy, featuring a large south-facing garden that enjoys excellent natural light throughout the day. A detached brick-built garage with store at the end and some brick outbuildings, while the front of the property offers scope to create convenient off-street parking. Modern comforts include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

This characterful Edwardian home combines period charm with practical family living, offering the perfect canvas for buyers to create their dream residence in one of Nottinghamshire's most sought-after locations. The combination of generous living space, excellent outdoor areas, and premium location makes this an exceptional opportunity in today's market.

Accommodation & Amenities

- Substantial five-bedroom Edwardian semi-detached home in the heart of West Bridgford, close to Central Avenue amenities. Offered with no upward chain and vacant possession, previously operated as a fully licensed HMO. Ground floor features bay-fronted living room, sitting room, dining room, separate kitchen and generous cellar storage. Five well-proportioned double bedrooms spread across the upper two floors with bathroom facilities. Large south-facing garden enjoys excellent natural light throughout the day. Detached brick-built garage with store, provides secure storage with potential for off-street parking at the front. Gas central heating and double glazing throughout ensure year-round comfort and energy efficiency. Excellent local school catchment area with outstanding transport links and local amenities nearby.





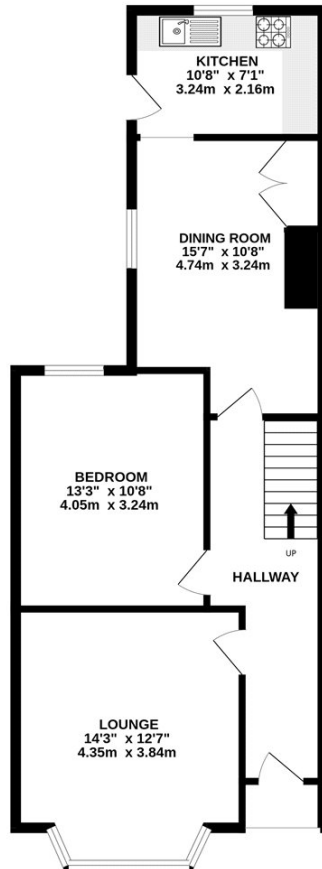




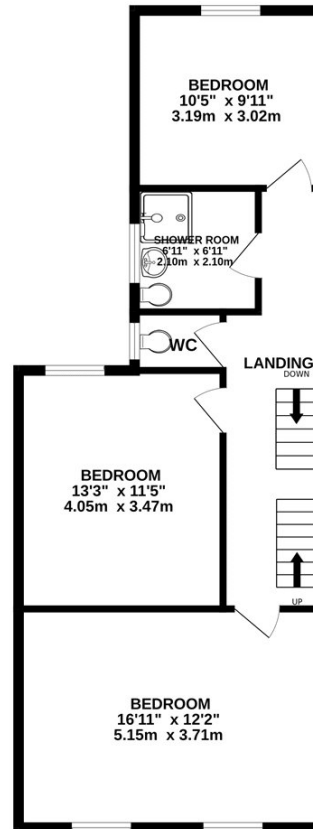




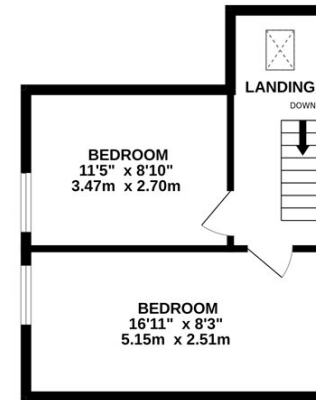
GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 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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