



65 Greythorn Drive
WEST BRIDGFORD

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West Bridgford, Nottingham, NG2 7GD

This fabulous, modernised three/ four-bedroom family home enjoys a prime position in the highly sought-after area of West Bridgford, renowned for its excellent local amenities, outstanding schools and convenient transport links.

Beautifully redesigned and upgraded by the current owners, the property offers versatile and contemporary living accommodation that perfectly balances comfort and style. The ground floor features an impressive open-plan dining kitchen, a formal sitting room, and a flexible study or fourth bedroom, while the first floor provides three well-proportioned bedrooms and a stylish family bathroom.

Set within generous gardens and benefitting from a detached garden pod, this home is ideal for modern family life and entertaining. Its elevated position affords far-reaching views across Nottingham, creating a wonderful sense of space and light. Externally, there is ample driveway parking to the front together with a single garage.





The front door opens into a welcoming reception hall with stairs rising to the first floor and an under-stairs storage cupboard. Solid wood flooring extends throughout this area and into the open-plan dining kitchen at the rear, creating a seamless flow between the spaces.



The superb kitchen is fitted with an excellent range of dual-tone gloss base and wall units, complemented by sleek quartz worktops. A stainless-steel one-and-a-half bowl sink with drainer is positioned beneath the window, allowing the occupier to enjoy the wonderful garden views while working at the sink. Integrated appliances include a Hotpoint dishwasher and fridge/freezer, with space provided for an undercounter washing machine. A cleverly designed recess provides space to neatly house a microwave, keeping the work surfaces clear and uncluttered.

The breakfast bar, separating the dining area from the kitchen provides both additional storage and seating for two stools, whilst housing a BOSCH single oven and four-ring gas hob. French doors open onto the raised deck, creating the perfect transition between indoor and outdoor living—ideal for family gatherings, socialising or al fresco dining.



From the dining area, a door provides access to the study or optional fourth bedroom, situated to the rear of the garage. This flexible space enjoys a window overlooking the garden, making it a comfortable and bright working environment or guest room as required.

To the front of the house, the traditional sitting room offers a relaxing retreat. The charming bay window floods the room with natural light, while the feature fireplace, with a wood surround and marble back panel, creates a welcoming focal point. Plush carpeting adds to the sense of comfort and warmth, making this an inviting space for evening relaxation.





A staircase rises to the first-floor landing, leading to three bedrooms and a contemporary family bathroom.

The principal bedroom is located at the rear of the property and is a generously proportioned double room featuring sliding mirrored wardrobes. From here, there are superb views across Nottinghamshire, providing a tranquil backdrop. The second bedroom, positioned to the front, is another spacious double, while the third bedroom offers a comfortable single room, ideal as a nursery or home office.

The family bathroom has been finished to an excellent standard with full-height tiling to both the walls and floor. The suite comprises of a fitted bath, separate glass-enclosed shower, wash hand basin, WC and a heated towel radiator, creating a stylish and practical space for family living.





gardens

To the front of the property, the driveway extends across the entire frontage, providing off-street parking for at least three vehicles and access to the single garage. A secure side gate allows access to the rear garden.

The rear garden is fully enclosed with fenced boundaries and is predominantly laid to lawn with attractive planted borders. A lovely raised decked seating area extends directly from the dining kitchen, offering an ideal spot for outdoor entertaining and for taking in the impressive views over Nottinghamshire and beyond.

At the end of the garden sits a superb garden pod, which is fully insulated and benefits from mains electricity. The pod comprises a main room with double doors opening onto an additional decked seating area, along with a convenient shower room fitted with a shower enclosure, wash hand basin and WC. This versatile space would make an excellent home office, guest accommodation, or creative studio, perfectly complementing this wonderful family home.

local amenities

West Bridgford is one of Nottingham's most desirable and vibrant suburbs, renowned for its excellent local amenities and strong sense of community. The bustling Central Avenue offers an array of independent shops, cafés, restaurants, and bars, while nearby Bridgford Park and The Croquet Lawn provide beautiful green spaces to enjoy. The area benefits from highly regarded primary and secondary schools, as well as a range of leisure facilities including the Trent Bridge Cricket Ground and Nottingham Forest's City Ground. Excellent transport links provide quick access into Nottingham city centre and beyond, making West Bridgford a perfect blend of convenience, culture, and suburban charm.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

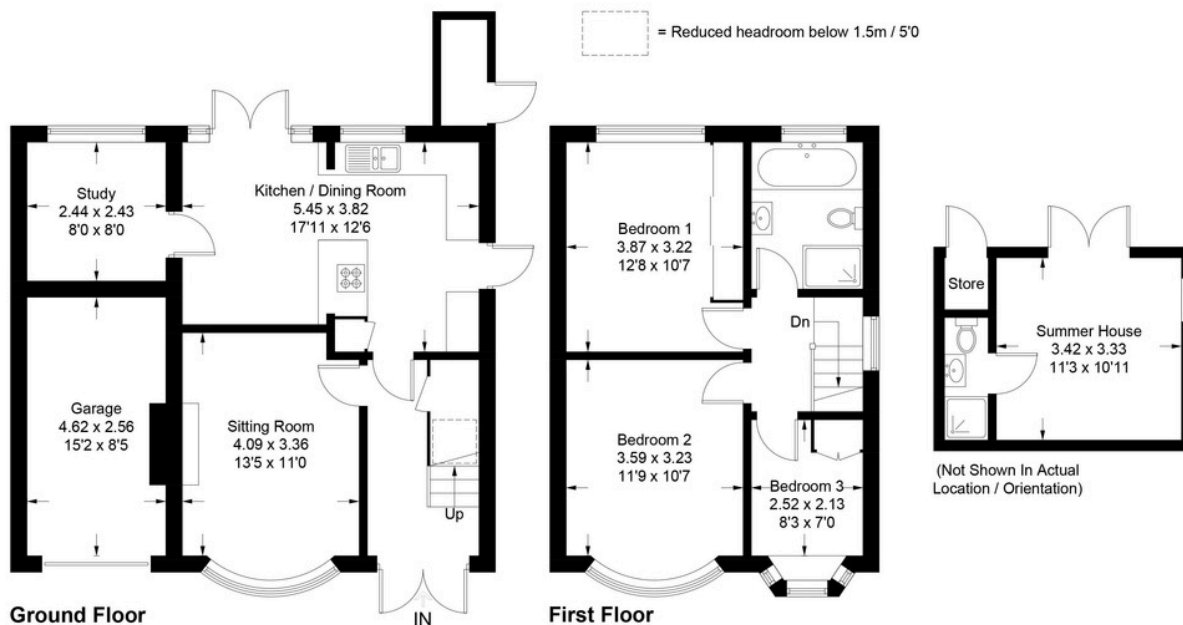
services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating. None of the services or appliances have been tested by the agent.



finer details

Approximate Gross Internal Area: 92.2 sq m / 992 sq ft
 Garage/ External Store / Outbuilding: 28.3 sq m / 305 sq ft
 Total: 120.5 sq m / 1297 sq ft



EPC rating: 57 | D
EPC potential: 72 | C

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Possession: Vacant possession upon completion.

Tenure: Freehold

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.