



63 Greythorn Drive
WEST BRIDGFORD

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West Bridgford, Nottingham, NG2 7GD

Being offered to the market for the first time since its construction over sixty years ago, this much-loved detached home presents an exceptional opportunity for buyers seeking a property to modernise and make their own. Set in an elevated position, the property enjoys beautiful views across Nottinghamshire and benefits from a driveway providing parking for two vehicles, a garage with adjoining workshop, and a delightful rear garden. Located in the ever-popular area of West Bridgford, the home sits within catchment for excellent local schools and offers easy access to local amenities, green spaces, and transport links.

The house has been well cared for throughout its lifetime with a gas boiler installed in 2019 and a full re-wire approximately ten years ago yet offers immense potential for modernisation and extension, providing an exceptional blank canvas for buyers wishing to put their own stamp on a home. Its generous plot, detached layout, and elevated position combine to make it ideal for transformation into a contemporary family residence, subject to the necessary planning consents.





A small enclosed porch provides a welcoming entrance to the property, with a secondary door leading into the main hallway. Stairs rise to the first floor, and there is a useful understairs cupboard providing storage, along with housing the property's meters. The entrance hall offers access to the principal ground floor rooms, creating a practical and well-connected layout.

To the front of the property lies a charming sitting room, featuring a large bay window that fills the space with natural light. A gas fireplace acts as the focal point of the room.



Positioned at the rear of the sitting room is the dining room. This well-proportioned space enjoys a bright and airy feel thanks to large rear windows and patio door that open directly onto the garden terrace. An electric fire set within a stone surround adds a touch of warmth and comfort, while the connection between this room and the garden allows for wonderful indoor/outdoor flow during warmer months.

The kitchen, also located at the rear of the house, is fitted with a range of white base and wall units complemented by grey laminate worktops and stylish gold handles. A one-and-a-half bowl stainless steel sink with drainer sits beneath a window overlooking the garden. The kitchen includes a single oven, four-ring gas hob, and space for a washing machine. A walk in pantry currently houses a tall fridge freezer. A side door leads directly out to the garden, offering convenient external access.





Stairs rise to the first-floor landing, which provides access to three bedrooms, the bathroom, and a separate WC. The primary bedroom, located at the rear, is a spacious king-size room with ample space for freestanding wardrobes and other furnishings. Its elevated position offers lovely views over the garden and across the surrounding area.

The second bedroom, situated at the front, is another generous double and features an extensive range of fitted furniture, including wardrobes along two walls, bedside cabinets, and a dressing table. A bay window mirrors that of the sitting room below, adding character and additional light. The third bedroom, also at the front, is a comfortable single room currently arranged as a home office, making it ideal for flexible use.

The bathroom is fitted with a bath and shower over, along with a wash hand basin and a large built-in storage cupboard, providing useful space for towels and linens. Adjacent to the bathroom is a separate WC, maintaining the property's practical layout.





gardens

Externally, the property enjoys a generous frontage with a driveway providing tandem parking for two vehicles in front of the single garage. A gravelled area with potted plants offers potential to create additional parking if desired. A pathway leads to the front door and continues along the side of the property, giving access to the rear garden.

The rear garden is a true highlight, offering both space and stunning views. Arranged on two levels, a large patio area extends directly from the back of the house—ideal for outdoor seating and dining while taking in the lovely outlook across the garden and beyond towards Nottingham. Steps lead down to the main lawn, which is bordered by raised flower beds, mature planting, and secure fencing. Behind the garage, accessible both internally and externally, is a useful workshop—perfect for hobbies or storage. Additionally, a brick-built outside store located to the rear of the kitchen houses the boiler, providing convenient and practical access.



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.

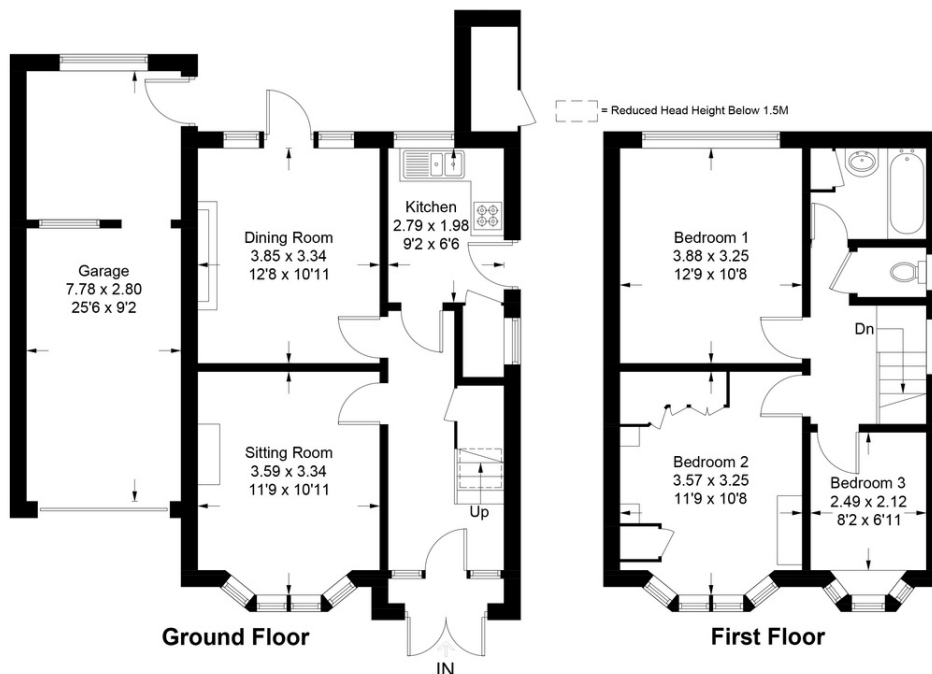
services

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: 88.2 sq m / 949 sq ft
 Garage: 22 sq m / 237 sq ft External cupboard: 1.6 sq m / 17 sq ft
 Total: 111.8 sq m / 1203 sq ft



EPC rating: 59 | D
 EPC potential: 76 | 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.



01159 505 444
 nottingham@digbyandfinch.com
 12 Main Road, Radcliffe on Trent, NG12 2FH