



24 Wilford Lane
West Bridgford | Nottingham | NG2 7QX

FINE & COUNTRY

24 WILFORD LANE







KEY FEATURES

- AN ICONIC NOTTINGHAMSHIRE HOME
 - STUNNING RIVERSIDE LOCATION
 - STRIKING AND STYLISH DESIGN
 - FOUR RECEPTION AREAS
 - FOUR BEDROOMS (ALL EN-SUITE)
 - HIGH SPECIFICATION
 - CONTEMPORAY LANDSCAPED OUTDOOR SPACE
 - FOUR CAR GARAGING
-



DESCRIPTION

An iconic Nottinghamshire home which is possibly without equal in the county. 24 Wilford Lane presents a perfect example of bespoke contemporary architecture. The property offers pure luxury where the sophisticated needs of modern living have been fused seamlessly with striking features of modern day design. The result is a stunning riverside home finished to exacting standards throughout, located within this sought-after location within walking distance to the thriving amenities of West Bridgford and Nottingham city centre.

Designed by well-regarded Nottinghamshire Architect Andrew Roberts, it brims with surprises and striking design led features with breath taking views of the River Trent and Nottingham Embankment opposite. It is a property of contrast, combining clean lines with inviting and comfortable living spaces; natural light, generous proportions and the height of luxury internal specification. It is a home of many levels and aspects, and the footprint of the property has been carefully considered.

The property also boasts eco features and an intelligent heating system resulting in surprisingly low running costs. It has terraces and balconies to take in the morning and evening sun. Everywhere has a window or view which frames glorious scenes by the river, and yet there is a sense of privacy and calm.













ACCOMMODATION

Originally built in 2007, the property been enhanced and configured to the current owner's specific and exacting standards. First class accommodation is arranged over three split level floors;

A bespoke full height entrance door leads to an entrance hall providing an immediate indication of the calibre of this property and a further feature glazed door leads the way up to the impressive main reception room, giving instant 'wow factor' and views of the River Trent. This stunning triple height reception room has direct access onto the main terrace area and in turn provides access to a music room, as well as steps up to the high-quality breakfast kitchen with full range of integrated appliances. The kitchen also has the benefit of direct access to a side terrace and bi-folding doors opening to a rear balcony, enjoying river views. Stairs continue to a mezzanine dining area ideal for entertaining, leading further to the upper floor providing a home office area and double guest bedroom with en-suite and private terrace.

Off the main reception room is a concealed door leading to a suite of bedroom accommodation which is arranged over three levels. The main bedroom is positioned on the top floor, with a large and luxurious en-suite bathroom and separate fully fitted dressing room. Two further bedrooms are positioned on the lower levels, both benefitting from high quality en-suite shower rooms and built-in storage. It should also be noted that all bedrooms enjoy direct access onto a private balcony/ terrace.

The ground floor also provides direct access into a four car garage with electric access door, which in turn allows access to a generous basement providing excellent storage.











OUTSIDE

Without doubt one of the main features of this contemporary home are the beautifully landscaped outdoor areas, which take full advantage of the surroundings and make this property ideal for outdoor entertaining. The property enjoys various terraces, balconies and seating areas, benefitting from sunlight at different times throughout the day. The design of the outdoor areas take full advantage of the river frontage setting and far reaching Nottinghamshire views. There is also the added and unique benefit of a private mooring. The mooring has a level lawn and decked area with steps leading down to the water.



STATE OF THE ART TECHNOLOGY AND SPECIFICATION

- SOLAR PANELS PROVIDING ANNUAL INCOME
- LED LIGHTING
- AIR CONDITIONING
- UNDERFLOOR HEATING THROUGHOUT
- EPC RATING B
- SECURITY CAMERA SYSTEM
- INTELLIGENT LIGHTING

LOCATION

The property sits in a highly sought after Nottingham district of West Bridgford and nestles within close proximity to houses of similar values. It lies within walking distance of the excellent and well-regarded facilities and amenities in West Bridgford town centre. West Bridgford is one of Nottinghamshire's most favoured locations for families and home owners. Offering a wide range of shops, cafes and bars and easy access to the City Centre.

There is also high grade schooling at both primary and secondary levels within easy reach. The property has swift access to the A52 opening various regional commercial and retail centres. For those needing to travel further afield, the property provides rails access from Nottingham Station and East Midlands Parkway. Nottingham East Midlands airport is approximately 10 miles away.







GENERAL INFORMATION

Tenure
Freehold

Services
Gas-fired central heating, mains electricity, water and drainage are connected.

Viewing
By appointment with Fine & Country Nottingham.



24 Wilford Lane, West Bridgford
Approximate Gross Internal Area = 447 sq.m/4814 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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