

DISTINCTIVE
HOMES
by



Musters Road
West Bridgford, NG2 7AF

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For the first time in nearly 40 years an exceptional opportunity presents itself to acquire a captivating 5/6-bedroom period family residence, situated within the highly coveted stretch of Musters Road, boasting a rear boundary that adjoins the Green Line.





This substantial property promises fortunate buyers a truly splendid family home. Inside, its intrinsic charm is complemented by many original features. To the rear are lawns, plants, shrubs and trees in a spectacular 160-foot garden.

The property is entered through a sizeable, enclosed porch, the floor decorated with Minton tiles, leading to an impressive reception hallway, graced by stained glass windows and an original oak staircase. A large cloakroom off to one side and to the other a feature recess with arched leaded stained-glass window. There is ample under-stair storage and a large WC, decorated in Victorian style.

Original pitched pine doors lead into the living room featuring a period arched box bay window with Art Nouveau leaded lights and built-in shutter blinds. This elegant room has high ceilings, picture rails, original coving, and a further archway giving access to a compact study area with front-facing window.

The sitting room offers an enchanting view of the private rear gardens, through a box bay window with French doors, preserving original leaded lights, ceiling coving, picture rails and a feature fireplace. In the dining/breakfast room, an arched recess in the chimney breast is echoed by an arched open doorway, leading into what was once the butler's pantry.





The contemporary kitchen has a recently refitted and generous range of cupboards, base units and appliances. A door leads through into the utility room which hosts a state-of-the-art boiler, washing machine and tumble dryer.

Ascending to the first floor, a spacious landing adorned with an Art Nouveau stained glass window gives access to five bedrooms. The main bedroom features a box bay arch with original stained-glass lights and leads into a contemporary en-suite bathroom with walk-in shower enclosure and built-in WC and basin. All five bedrooms are generously proportioned and serviced by a modern family bathroom, with bath and shower.

A door off the landing leads to a flight of stairs, to a versatile games room or potential bedroom, and to a sizeable storeroom, which can be adapted to suit the buyer's preferences.

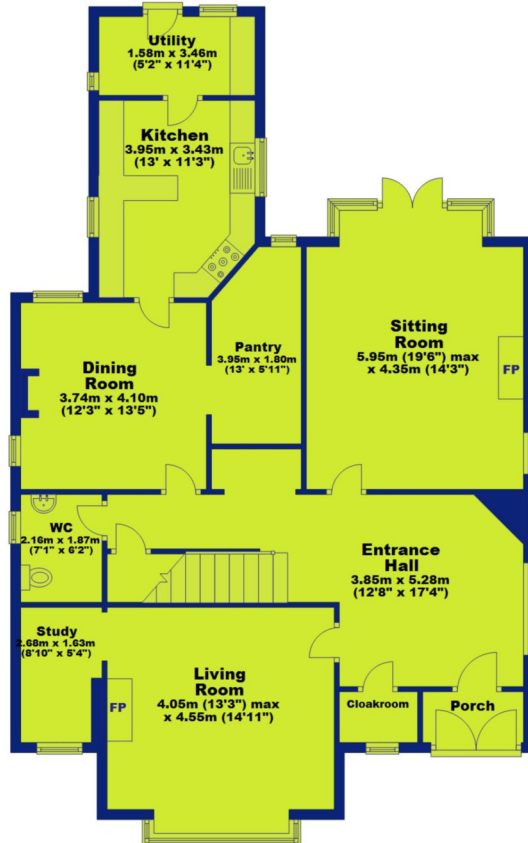
Externally, the front garden is defined by a stone walled boundary and a tarmac driveway, extending to a capacious 22-foot garage. The rear garden, extending approximately 160-feet, abuts the Green Line and offers total privacy. A paved terrace spans the property's width, overlooking a well-manicured lawn bordered by flower beds, shrubs and mature trees. This attractive space also encompasses two sheds, greenhouse, vegetable beds and a pond. A gardener's paradise.





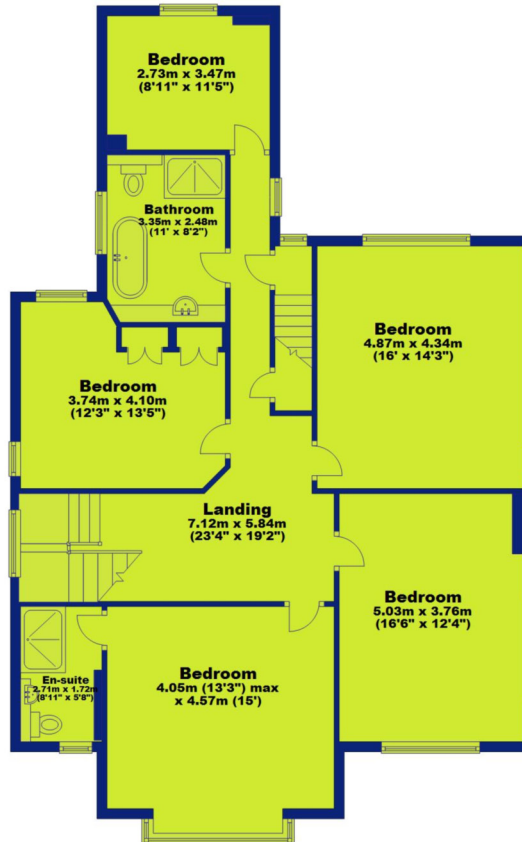
Ground Floor

Approx. 123.9 sq. metres (1333.6 sq. feet)



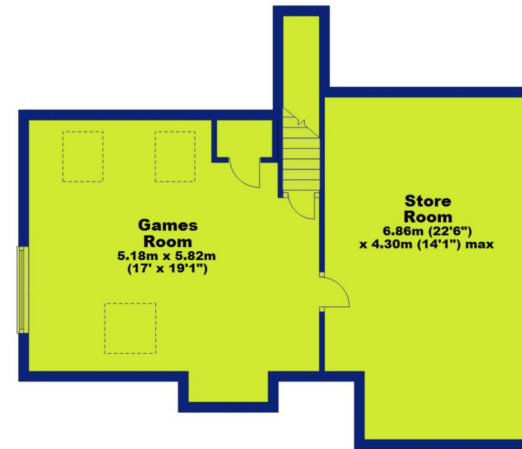
First Floor

Approx. 122.5 sq. metres (1318.5 sq. feet)



Second Floor

Approx. 60.9 sq. metres (655.9 sq. feet)



Outbuilding

Approx. 18.7 sq. metres (201.0 sq. feet)



Total area: approx. 326.0 sq. metres (3509.0 sq. feet)



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Interested in this home?

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