

DISTINCTIVE
HOMES
by



Main Road
Wilford, NG11 7AP

Main Road

Wilford, NG11 7AP

Introducing a breathtaking contemporary family home, featuring 6/7 bedrooms and spanning over 2900 ft.². Tucked away from the road, this home offers stunning views of the River Trent at the rear. Situated in the highly coveted Wilford village, it provides seamless access to tram stops, motorway networks, the airport, and a rail link to London.





- Six/ Seven bedroom detached family home
- Modern open plan living
- Family bathroom, two en-suites and WC
- Integral garage and ample off street parking
- Accommodation over three floors
- Close to local transport links
- Village location with views over the River Trent
- Highly regarded school catchment area
- Large rear garden
- Viewing essential to appreciate what is on offer





Upon entering, you're greeted by a reception hallway with a tiled floor leading to a generous double garage, the downstairs WC, boasting a modern two-piece suite and a door leading to an additional hallway with an oak and glass staircase leading to the first floor.

Off the hallway, discover a large living room with bifolding doors, a roof lantern, and a stylish solid oak floor, providing a perfect vantage point for the rear garden. A nearby study caters to those working from home.

The expansive kitchen, stretching over 30 feet, features contemporary handle-less high gloss units, integrated appliances, and porcelain tile floors.

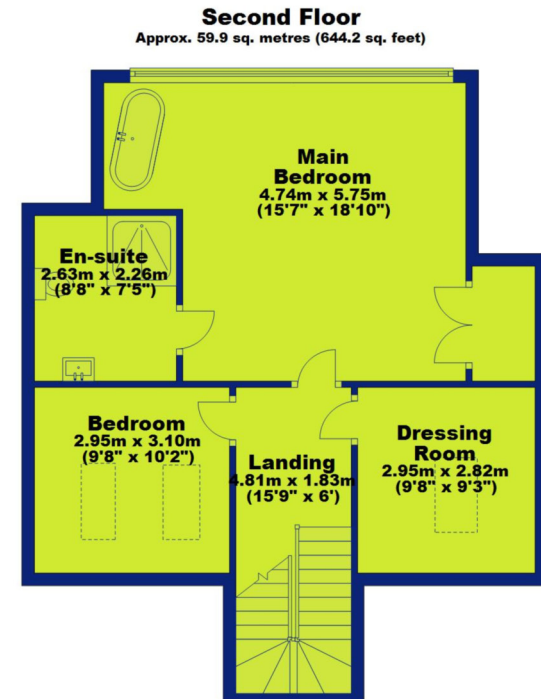
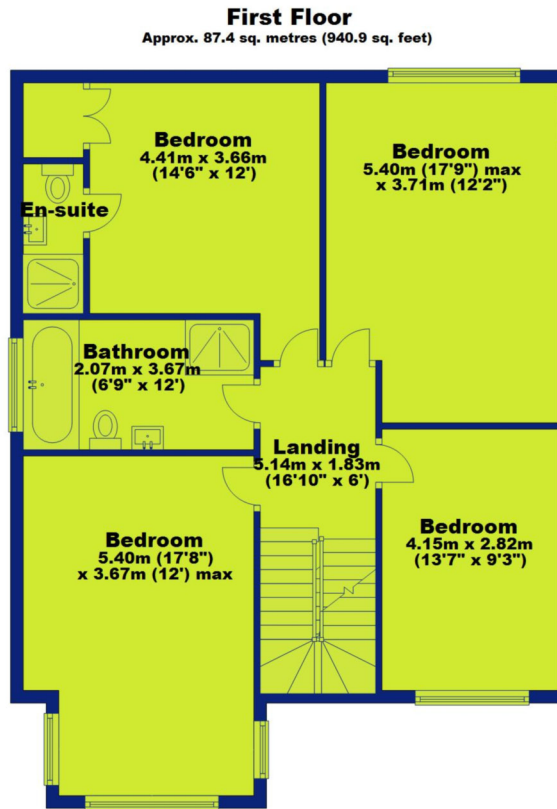
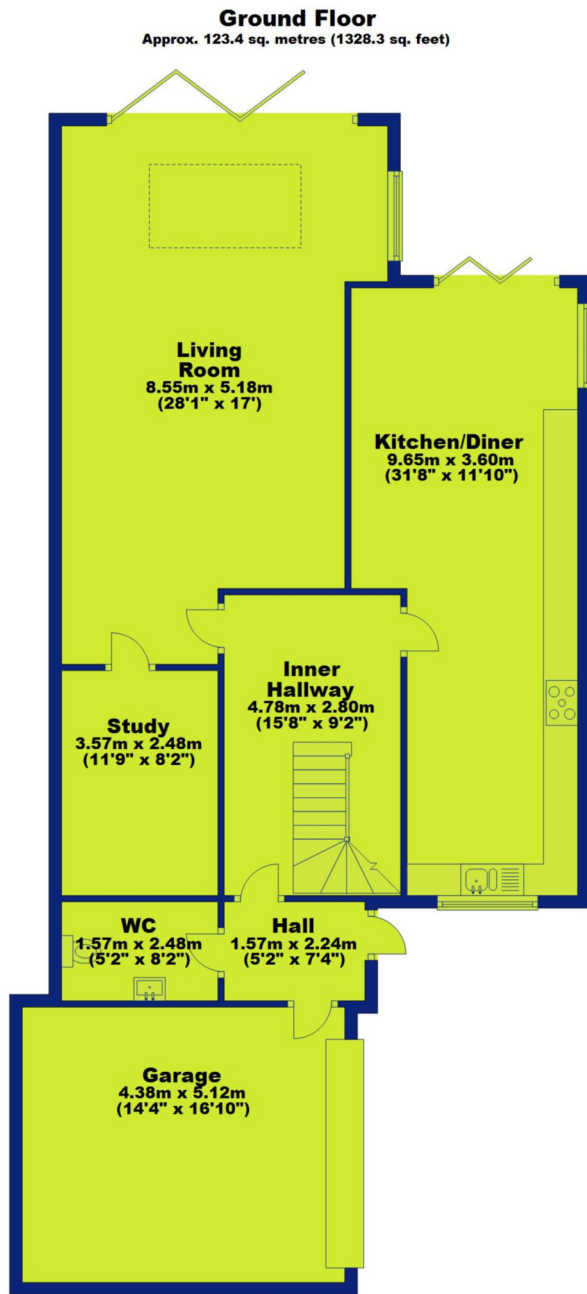
The first floor hosts four double bedrooms, complemented by a recently refitted four-piece family bathroom. One of the bedrooms has an en-suite shower room.



The second floor unveils two bedrooms with sloping ceilings, one serving as a dressing area. The master suite impresses with a panoramic glass wall offering breathtaking River Trent views. It includes a freestanding bath, built-in wardrobe area, and a modern three-piece en-suite shower room - a perfect retreat.

Outside, a large slate shell driveway provides ample parking and potential space for a caravan or mobile home. Access through security gates leads to the rear garden, featuring an Astroturf lawn, raised sleeper beds, and a variety of trees and shrubs-a harmonious blend of elegance and functionality awaits.





Total area: approx. 270.7 sq. metres (2913.4 sq. feet)



DISTINCTIVE
HOMES
by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU



Steven Gray
Mobile: 07917 576 253
steven@fhpliving.co.uk



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB