

DISTINCTIVE  
HOMES  
by



Rodney Road  
West Bridgford, NG2 6JH

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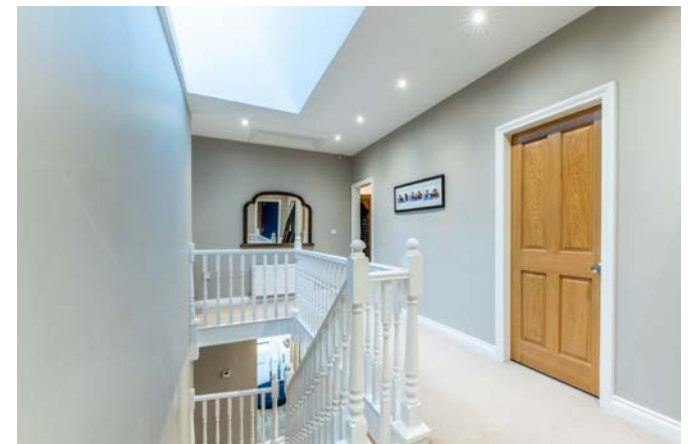
Welcome to this stunning six-bedroom detached family home, exuding the charming character of a traditional period West Bridgford home while embracing the conveniences of modern construction.





Positioned at the pinnacle of Rodney Road, one of the most coveted locations, and favourably situated on the South Westerly side of the street, this property boasts over 3100 sq. ft. of floor space and is a must-see to truly appreciate its size and accommodation.

Upon entry, you are greeted by a spacious entrance porch with double doors and windows on either side. An internal door leads to an impressive reception hall of generous proportions, featuring stairs rising to the first floor and doors leading to a snug/ office area at the front, flooded with natural light from its garden-facing windows. Double doors from the hallway unveil the spectacular kitchen, living, and dining room, adorned with high-spec bespoke wall and base kitchen units including integral dishwasher and Smeg range cooker, a central island with a breakfast bar area and under floor heating. The kitchen and living rooms are fitted with Duette blinds to offer protection from the sunshine.





The room opens to a vaulted rear ceiling with an impressive feature window and double doors that lead out to a South Westerly facing rear garden, bathed in sunlight through its floor-to-ceiling windows and Velux windows to the roof. This luminous space serves as the central hub of the home, seamlessly flowing into an amazing main living room with floor-to-ceiling windows offering picturesque views of the rear garden, and featuring an impressive contemporary electric fire, sleek wall radiators, and double doors leading back to the main hallway. From here, you can access a contemporary two-piece downstairs WC and a generous reception room, leading to the laundry/utility room.

Ascending to the first floor, you'll find an impressive gallery landing with a vaulted ceiling and abundant windows flooding the space with natural light. This level hosts six potential double bedrooms, including an en-suite to one guest room and an en-suite bathroom to the master bedroom. An additional impressive guest room to the rear features a raised vaulted ceiling and feature windows overlooking the garden, offering versatile accommodation that can be easily reconfigured to suit various needs. The main bathroom has Grohne bathroom fittings with underfloor heating, all recently fitted.



Outside, the property is secured by wrought iron security gates granting access to a large block-paved and stone-paved frontage, providing ample parking and granting access to the garage and front door. A small lawn area and mature shrubs add to the curb appeal, with gated access leading to the rear garden. Here, a stone path extends across a patio and path, spanning the width of the property and overlooking the lawned garden, which benefits from its rare South Westerly aspect, offering excellent sunlight for most of the day.



**Ground Floor**  
Approx. 165.0 sq. metres (1775.8 sq. feet)



**First Floor**  
Approx. 127.1 sq. metres (1367.6 sq. feet)



**Total area: approx. 292.0 sq. metres (3143.3 sq. feet)**



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## Interested in this home?

Call the FHP Living Distinctive Homes Team

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