

DISTINCTIVE
HOMES
by



Melton Road
West Bridgford, NG2 6JL

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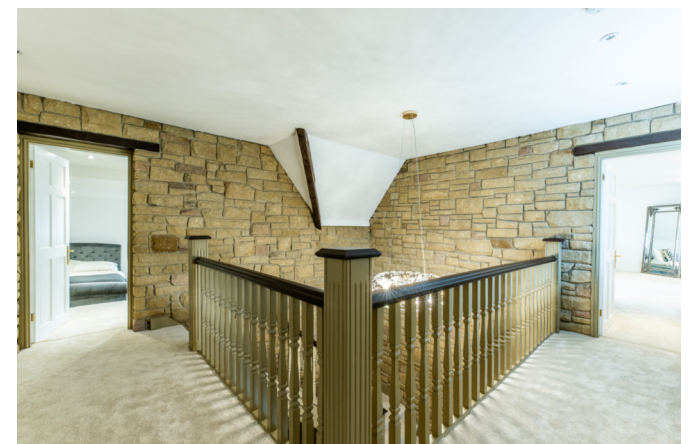
This stunning, detached well-appointed home has been finished to an exceptional standard. From the gated entrance and sweeping driveway, to the spacious lounge and beautiful kitchen, no detail has been spared in creating this perfect family home. Located in a highly sought-after residential location and within easy reach of West Bridgford.





As you step into this exquisite property, you're immediately greeted by a breathtaking entrance hall with a striking stone feature wall, setting the tone for the luxury that lies within. The grandeur continues with the spacious living room and study, offering both elegance and functionality for relaxation or productivity.

Prepare to be enchanted by the modern marvel that is the kitchen diner, boasting a mixture of style and practicality. Adorned with sleek shaker-style units, complemented by luxurious Granite countertops, and illuminated by the soft glow of under-counter lighting, this culinary haven is a chef's dream. The centerpiece is undoubtedly the majestic range cooker, crowned by an elegant extractor fan and with a Granite splashback, commanding attention as the heart of the home. Integrated appliances, including a dishwasher and microwave, seamlessly blend into the design, while the dining area beckons with its promise of social gatherings, with tiled flooring and recessed spotlights that lend an air of sophistication.





Entertainment finds its home in the separate dining room, offering an intimate setting for hosting guests, while another reception room beckons with its warmth, courtesy of underfloor heating, and invites the outdoors in through bi-folding doors that open onto the rear patio.

Convenience is key with a utility room and W/C rounding off the ground floor, ensuring every need is met with ease.

Ascending to the first floor, a galleried landing unveils a haven of comfort and indulgence. Four double bedrooms await, each boasting its own en-suite sanctuary and walk-in wardrobe.

Outside, the charm continues with an electric gated driveway, offering ample parking for multiple vehicles, while the rear garden beckons with its private oasis. A patio and decked areas sets the stage for al fresco gatherings, framed by a wooden pergola and lawn that wraps around the property, with a tapestry of borders teeming with vibrant flora. A pond adds a touch of serenity, while a summer house beckons with its promise of relaxation, illuminated by outdoor power and lighting, ensuring enchantment from dawn till dusk.



This property is more than just a home; it's a sanctuary of style, sophistication, and serenity.



Ground Floor
 Approx. 181.9 sq. metres (1957.8 sq. feet)



First Floor
 Approx. 156.2 sq. metres (1681.4 sq. feet)



Total area: approx. 338.1 sq. metres (3639.2 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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