

# 5 Rectory Road

West Bridgford,  
Nottingham,  
NG2 6BE

**Guide Price £700,000 - £725,000**

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Location



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0115 841 1155



- Five-bedroom semi-detached home
- Family bathroom and en-suite
- Open plan kitchen diner
- Two reception rooms
- 80ft rear garden
- Sought-after central West Bridgford location
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - D
- Tenure - Freehold

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## Key Features

A stunning bay-fronted period property situated in the heart of the highly desirable Nottingham suburb of West Bridgford. Boasting over 1,900 square feet of living space, sought-after school catchments, and just a short stroll from the cafes, bars, and restaurants of Central Avenue. With off-street parking and an approximate 80-foot rear garden, this property offers an exceptional family home in a conveniently central location.

Upon entering the property, you are greeted by an arched period porch leading to a spacious reception hall with period-style features including a decorative ceiling, coving, and flooring. The hall leads to the lounge, featuring a charming double-glazed bay window with built-in shutter blinds, a period-style fireplace with cast-iron and Nuvo insert, and a skillfully installed range of bookshelves. Additionally, there is a family room with double-glazed bay windows allowing ample natural light, a gas fireplace set upon a stone hearth, and original picture and coving details. The kitchen has painted wood shaker style units, with a butcher block worktop, Belfast sink and integrated appliances, overlooking the dining area. It also boasts a dual aspect with bifold doors opening onto the 80-foot garden, offering a delightful space for dining and entertaining.

The first floor comprises three generous bedrooms, with the main bedroom featuring built-in wardrobes and an en-suite shower room. The family bathroom offers a contemporary four-piece suite.

The second floor landing provides access to further bedrooms with Velux windows, built-in wardrobes, and eaves storage spaces.

Outside, the front of the property features a walled boundary and a blocked edge driveway providing parking and access to the rear garden. The rear garden includes a large patio area, a courtyard adjacent to the kitchen, and a spacious lawn with shrub borders and a shed. The garden extends approximately 80 feet, offering sun throughout the day.



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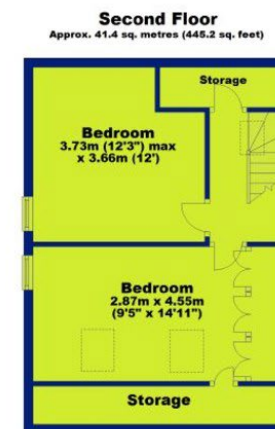
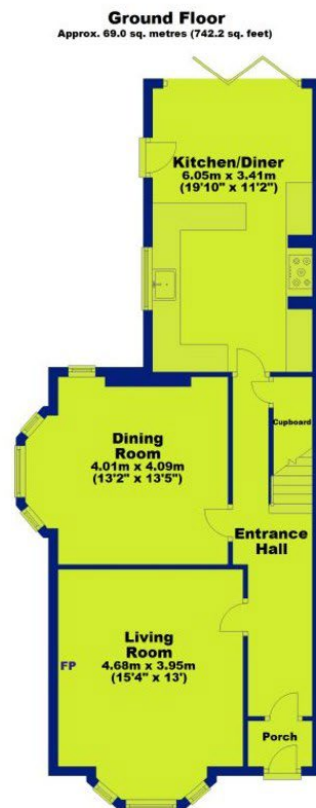


Video



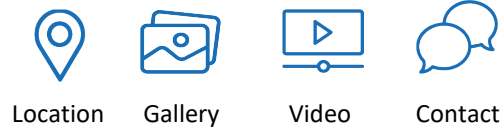
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Total area: approx. 177.8 sq. metres (1914.3 sq. feet)

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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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