

DISTINCTIVE
HOMES
by



Glenmore Road
West Bridgford, NG2 6GH

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A skillfully and stylishly extended four-bedroom detached home located on the highly sought-after tree-lined Glenmore Road in West Bridgford.





Within favoured school catchments and positioned on the desirable south-westerly facing side of the road, this property has been upgraded by its current owners. Boasting great features such as an open-plan living kitchen overlooking the rear garden and an impressive main bedroom with vaulted ceiling and Juliet balcony, this home has modern charm and comfort.

Upon entering, you're welcomed into a reception porch with an original ox blood Minton tiled floor and a door leading into a reception hallway with its original plate rails and staircase, guiding you to the first floor. There is an under stairs cupboard with original leaded stain glass windows, alongside a downstairs WC featuring a contemporary two-piece white suite and porcelain tiled floor. The front room boasts leaded double glazed bay windows, stripped and varnished floors.

Continuing through, the middle room seamlessly integrates with the kitchen area, showcasing an original inglenook fireplace with inset log burner and feature port hole windows. Light floods in from the south-westerly facing garden through velux windows and French doors, highlighting the part vaulted ceilings. The extended open-plan living kitchen features high-spec wall and base units, a central island with butcher block worktops and integrated dishwasher. A door leads to a covered walkway providing access to both the front and rear, while a pantry utility offers additional storage space, sink and plumbing for a washing machine and space for a separate tumble drier if required.





Ascending to the first floor, a landing area awaits with leaded art deco original windows encased within double glazed sealed units. There are four double bedrooms, including a main bedroom with a full-height vaulted ceiling, velux windows, Juliet balcony, and a stylish three-piece en-suite. The bathroom boasts a four-piece suite with original leaded lights and heated airing cupboard, completing the upper level. Both showers supply mains pressure hot water courtesy of the unvented boiler system. There is access via a hatch with pull-down ladder to the part-boarded loft.

Outside, a paved driveway offers parking for two cars and leads to a garage with original wooden part glazed doors and housing the modern boiler. The front garden features well-tended bedding with shrubs, while the rear garden offers a patio area stepping into a lawn garden bordered by mature trees and shrubs for privacy. Additional features include a garden shed, a sideline tap and outdoor double electrical socket for convenience.

There is live planning permission for a utility room to the rear of the garage under planning permission reference 17/00198/FUL.





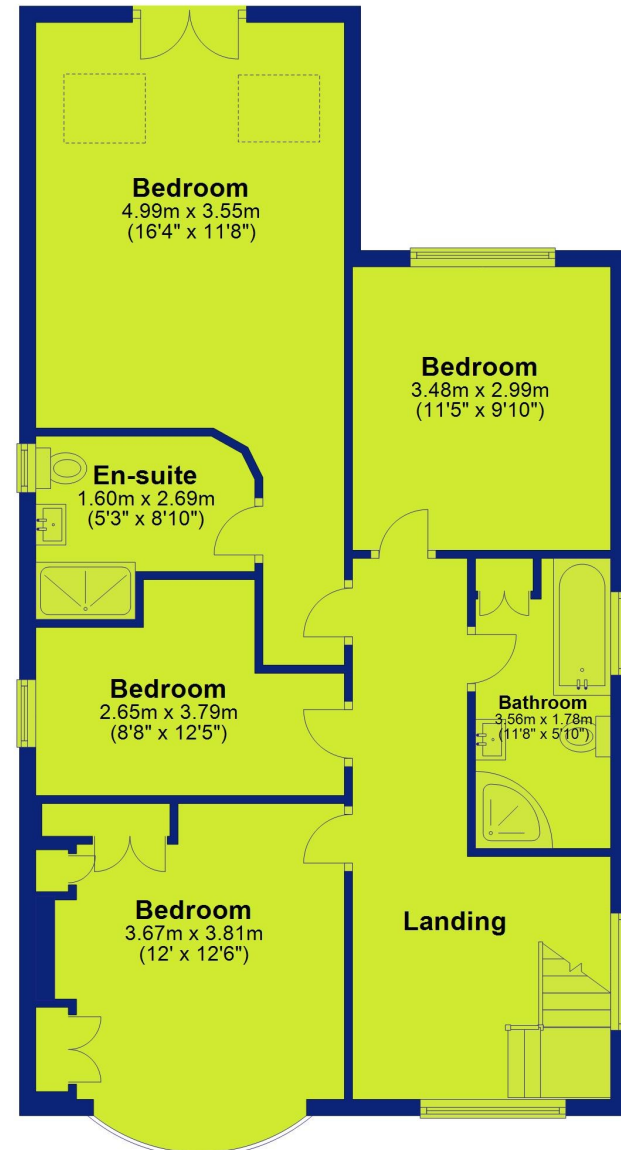
Ground Floor

Approx. 118.4 sq. metres (1274.0 sq. feet)



First Floor

Approx. 83.9 sq. metres (903.5 sq. feet)



Total area: approx. 202.3 sq. metres (2177.5 sq. feet)





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