

DISTINCTIVE
HOMES
by



Rydal Gardens
West Bridgford, NG2 6JR

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A stunning five-bedroom detached family home located in a highly sought-after cul-de-sac near the borders of West Bridgford and Edwalton. This property sits within a highly desirable school catchment area and has been thoughtfully renovated and extended to create a spacious, modern home.

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Set on a generous south-westerly corner plot, it offers turn-key accommodation that is ready to move into, with the highlight being the impressive open-plan kitchen living area, complete with sliding doors that seamlessly connect to the garden.

Upon entering, you are welcomed into a spacious hallway with a contemporary glass balustrade staircase rising to the first floor, a convenient under-stairs storage cupboard, and access to a stylish two-piece cloakroom/WC. A versatile home office/study is fitted with built-in shelving and features a window to the front elevation. The generous lounge boasts a double-glazed box bay window overlooking the front garden, a feature fireplace with acoustic panelling, and a remote-controlled contemporary fire. Doors lead from the lounge into the breathtaking dining kitchen, designed as the heart of the home.

The open-plan kitchen features a built-in roof lantern, allowing natural light to flood the space, and sliding doors that open onto the south-facing rear garden. The kitchen is fitted with an extensive range of high-specification wall and base units, a central island with a Bora induction hob and integrated downdraft extractor, and fully integrated appliances. The stunning LVT herringbone flooring, complete with underfloor heating, extends throughout this space. A separate utility room continues the sleek design, offering additional storage, space for a washer/dryer, and direct access to the rear garden.





The first floor opens to a spacious landing leading to five well-proportioned bedrooms, two of which feature en-suite shower rooms. The master bedroom is fitted with built-in wardrobes and a contemporary three-piece en-suite with a walk-in shower cubicle. The guest bedroom also benefits from a private three-piece suite. The remaining three bedrooms are serviced by a modern family bathroom with a sleek, high-quality finish.

Outside, the front of the property offers a cobblestone threshold leading to a double-width driveway, providing ample parking for multiple vehicles, and access to the detached integral double garage, complete with an up-and-over door, power, lighting, and access to the rear garden. The front garden features a lawned area with decorative gravel borders. Gated side access leads to the substantial rear garden, which is predominantly laid to lawn with mature fruit trees, established borders, and a recently laid stone patio and pathway. This sunny outdoor space provides a perfect setting for relaxation and entertaining on warm summer evenings.



This exceptional family home offers a perfect blend of contemporary design, comfort, and functionality in one of the area's most sought-after locations.





Ground Floor

Approx. 136.6 sq. metres (1470.4 sq. feet)



First Floor

Approx. 104.2 sq. metres (1121.8 sq. feet)



Total area: approx. 240.8 sq. metres (2592.1 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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