

DISTINCTIVE
HOMES
by



Selby Road
West Bridgford, NG2 7BB

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A meticulously renovated Nottingham gem, reimagined by the current vendors as a chic and stylish home that exudes modern elegance and charm. As soon as you step inside, you'll be struck by the quality of the fixtures and fittings, from the sleek, high-end kitchen to the plush bathrooms, all designed without sparing any expense.

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This home is the essence of contemporary living, masterfully blending design and functionality.

Nestled in the heart of West Bridgford, one of Nottinghamshire's most sought-after locations, this home is perfectly positioned for families and professionals alike. With a vibrant array of shops, cafes, and bars just a stone's throw away, plus excellent access to primary and secondary schools, city amenities, and major transport links like the A52, A46, and M1, everything you need is within easy reach.

Step through a chic contemporary door into a breathtaking entrance hall, anchored by a bespoke timber and glass staircase that floods the space in natural light. The spacious sitting room, complete with dual sliding doors to the outdoors, seamlessly connects to a cosy snug or home office. The heart of the home is undoubtedly the expansive breakfast kitchen, equipped with top-tier appliances set against Silestone worktops and enhanced by feature lighting-perfect for both daily life and lavish entertaining. A convenient guest cloakroom completes this level.





Ascend the stunning staircase to discover a luxurious main bedroom suite, complete with an en-suite and access to a decked balcony overlooking the serene garden and swimming pool. Two additional double bedrooms, both with ample built-in storage, share a beautifully appointed family bathroom.

Outside, electric gates open to a sweeping driveway leading to ample parking, a carport, and a detached garage. The front garden boasts landscaped lawns and mature plantings, while the rear garden is an entertainer's paradise with various terraces, a heated outdoor pool, and a feature-rich Arctic cabin. The rear also offers privacy and includes additional conveniences like a changing room with a shower.

Experience the perfect blend of luxury and practicality at Selby Road, where every detail ensures a superior living environment.





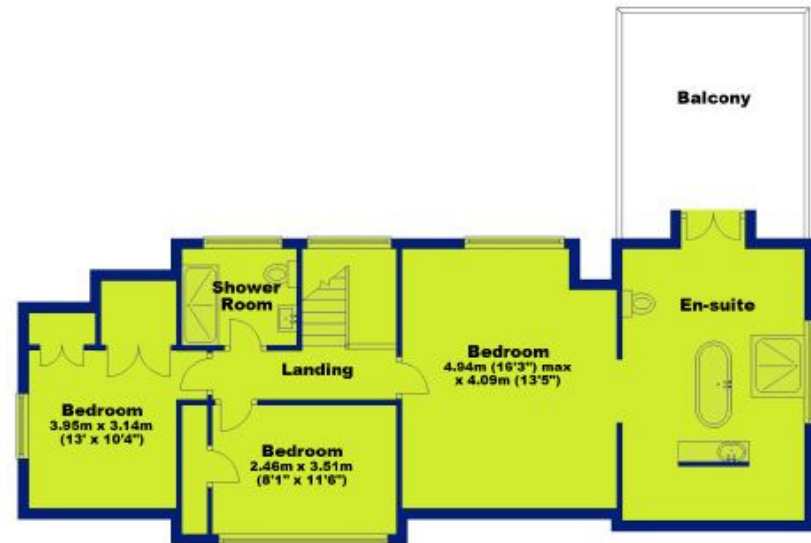
Ground Floor

Approx. 147.1 sq. metres (1583.5 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.4 sq. feet)



Total area: approx. 220.8 sq. metres (2377.0 sq. feet)



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Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 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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