

## **Musters Road**

West Bridgford, NG2 7PQ

Step into elegance with this beautiful semi-detached home, featuring a stylish period arched double doorway porch that opens to a breathtaking stained-glass front entrance. Inside, the generous reception hallway, with tiled flooring, guides you to a warmly inviting lounge and family room, and a stunning kitchen/dining area.





www.fhpliving.co.uk



The lounge boasts a feature bay window with modern wood-effect sash double-glazed windows, complete with built-in Shutters, and is crowned with a breath-taking original ceiling rose and picture rails. The centerpiece of the lounge is an original fireplace with a cast iron tiled inset, setting a tone of classical charm.

The family room, bathed in natural light, offers another fire surround and merges seamlessly into the dining kitchen, now a grand open space ideal for entertaining. Enjoy peace of mind with fully soundproofed party walls across four floors.

The kitchen space impresses with contemporary wall and base units, chic black granite worktops, and a herringbone-tiled floor, stepping down to an extension with bi-fold doors that open out to the serene rear garden.

Descend into the converted basement where a cinema room awaits, fully compliant with building regulations to habitable standards and adjacent utility room, shower room, and storage area.









The first-floor houses three well-appointed bedrooms, including a main bedroom with an en-suite and a stunning double-glazed sash bay window. Each bedroom maintains the home's historical integrity with coving.

The second floor features another two spacious bedrooms.

Externally to the front, a stone boundary wall encloses a gravel driveway offering ample parking, leading to the front door and a secure garden gate, leading to the stunning private sunny rear garden, which in the evening, is beautifully illuminated, and features a multi-level deck with low-maintenance AstroTurf and a tranquil water feature-perfect for alfresco entertaining beside the fabulous garden office complete with a kitchenette. You get the sun on the garden all day long, over the different levels of the decking, making it a lovely space to retreat to at the end of the week.

A splendid blend of historical features and modern comforts awaits you in this charming home.













Approx. 104.6 sq. metres (1125.5 sq. feet) Office 3.22m x 2.19m (10'7" x 7'2") Kitchen Living Dining 7.63m x 5.69m (25' x 18'8") hower Room **Lower Ground Floor** Approx. 41.4 sq. metres (445.3 sq. feet) Shed Utility Room 2.01m x 3.74m (6"7" x 12"3") Family Room 4.04m x 3.83m (13'3" x 127") Store Entrance Hall Room Showe Room Sitting Room 4.80m (15'9") into bay x 4.22m (13'10") Cinema Room 4.23m x 3.95m (13°11" x 12°11") Porch

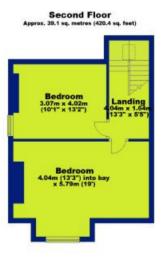
Ground Floor 3.06/2.65/3.98

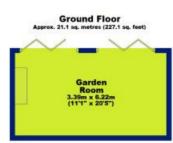
## Bedroom
## 4.79m | 15'9" | into bay

## A.79m | 15'9" | into bay

## A.79m | 15'9" | into wardrobgs

## A.79m | 15'9" | into wardrobgs | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" | 15'9" |





Total area: approx. 272.8 sq. metres (2936.8 sq. feet)

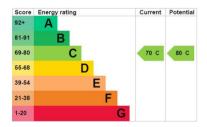




## Distinctive Homes by FHP Living

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

www.fhpliving.co.uk



FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



## Interested in this home?

Call the FHP Living Distinctive Homes Team  $\,$ 



Jules Hunt Mobile: 07917 460 033 jules@fhpliving.co.uk



Steven Gray Mobile: 07917 576 253 steven@fhpliving.co.uk

## T: 0115 841 1155

23 Bridgford Road West Bridgford Nottingham NG2 6AU

1 Weekday Cross The Lace Market Nottingham NG1 2GB