

DISTINCTIVE  
HOMES  
by



Dovedale Road  
West Bridgford, NG2 6JA

# Dovedale Road

West Bridgford, NG2 6JA

Welcome to this character-rich five-bedroom detached family home on the prestigious Dovedale Road, West Bridgford. Situated on the highly sought-after south-westerly side of the street, this stunning Goodchild home spans three floors and offers ample space, with potential for further development subject to planning permission.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)





Located within a highly desirable school catchment area, this could be your perfect family home.

Upon entering, you are greeted by a grand reception hall featuring the original leaded stained glass front door, with matching side lights. The space is enhanced by elegant wooden floors, exposed ceiling beams, and classic wall panelling with plate rails. From the hallway, doors lead to the living room, which boasts an impressive leaded bay window to the front elevation, polished wooden floors, and a striking period stone fireplace with a large electric log burner. French doors, fitted with side lights, open into the garden room—a serene retreat flooded with natural light from its vaulted ceiling and French doors, offering picturesque views of the south-westerly facing garden.

To the opposite side of the hall, the dining room—currently used as a versatile office/library—features another charming leaded bay window and bespoke built-in shelving. A guest cloakroom with a two-piece suite is conveniently located off the hallway. The spacious dining kitchen is fitted with custom-made wall and base units, complemented by butcher-block style worktops and ceramic-tiled floors. It includes space for a cooking range with an extractor hood, while large windows and French doors provide delightful views of the rear garden. A side hallway, accessible from both the front and rear of the property, leads to a single garage and a practical utility room.





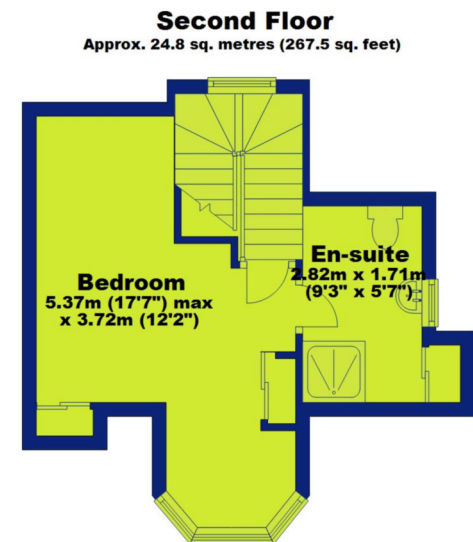
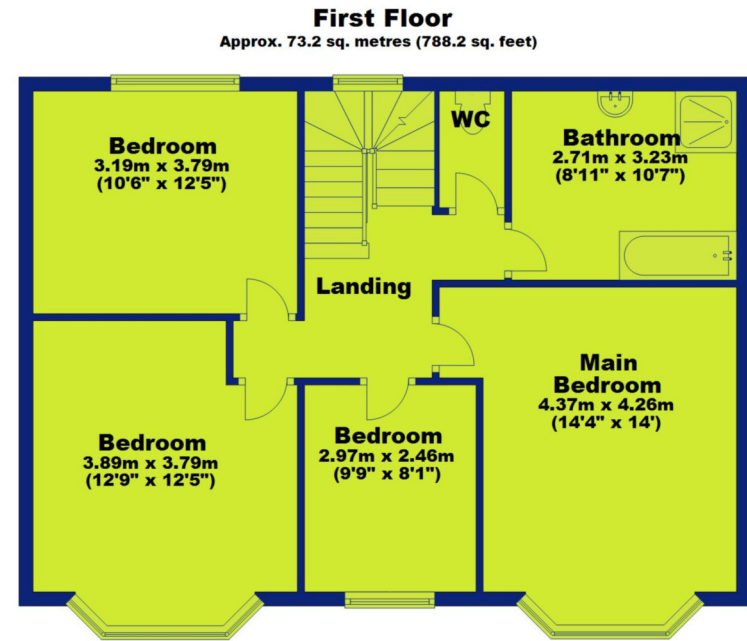
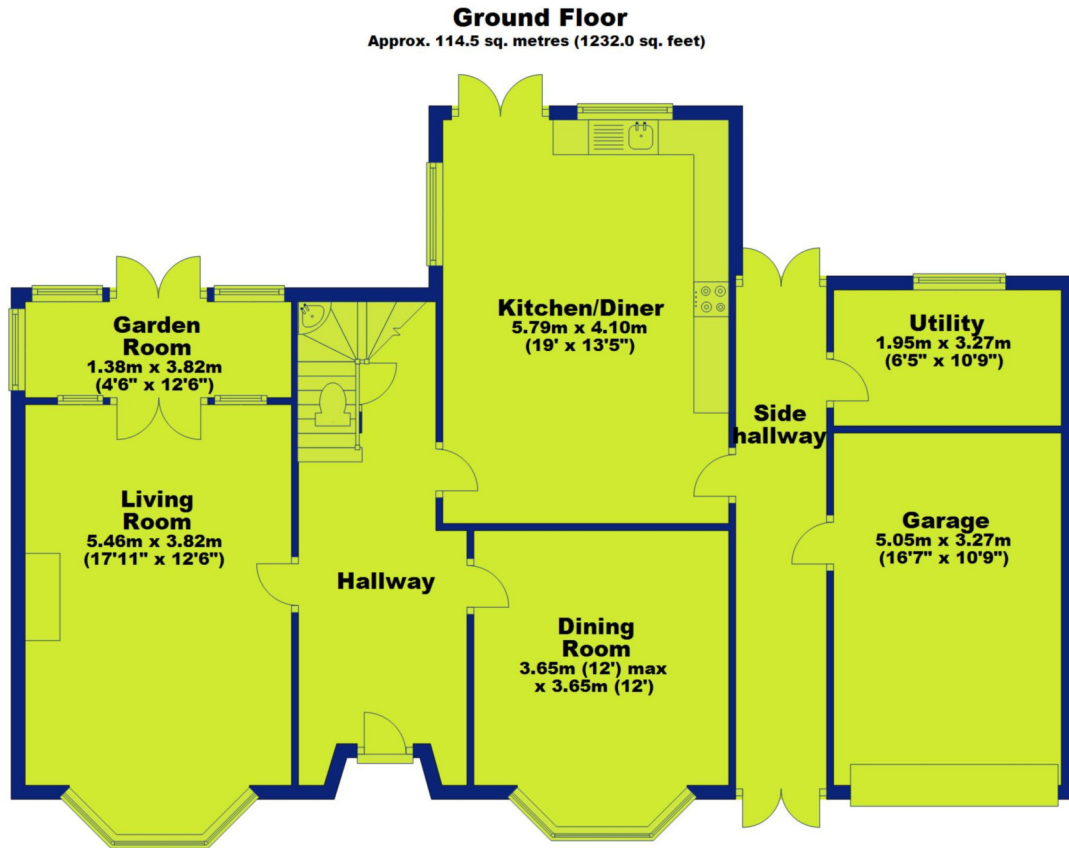
On the first floor, you will find four generously proportioned bedrooms, two of which showcase original leaded windows overlooking the front of the property. The family bathroom, complete with a three-piece suite, is adjacent to a separate WC. A staircase leads to the second floor, where a fifth bedroom, complete with an ensuite shower room, provides an ideal space for a teenager or guest accommodation.

Externally, the property offers two driveways with a beautifully landscaped front garden with a central lawn, bordered by mature trees and shrubs. A path leads to the front entrance, enhancing the home's curb appeal. The rear garden, mostly laid to lawn, is enclosed for privacy and boasts an array of plants and shrubs. A patio area spans the width of the property, offering an inviting space to relax and unwind after a long day.

This exceptional family home, with its period features and substantial living space, is a rare opportunity in one of West Bridgford's most coveted locations.







**Total area: approx. 212.5 sq. metres (2287.7 sq. feet)**



DISTINCTIVE  
HOMES

by



## 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](http://www.fhpliving.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

T: 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU



**Steven Gray**  
Mobile: 07917 576 253  
[steven@fhpliving.co.uk](mailto:steven@fhpliving.co.uk)



**Jules Hunt**  
Mobile: 07917 460 033  
[jules@fhpliving.co.uk](mailto:jules@fhpliving.co.uk)

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB