

DISTINCTIVE
HOMES
by



Wilford Lane
West Bridgford, NG2 7RL

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A rare, architecturally designed eco-home with stunning River Trent views. This 21st-century home offers every modern comfort, built to the highest eco standards with an air source heat pump, solar panels, Tesla battery, triple glazing, and a mechanical ventilation and heat recovery system for constant fresh air. A luxurious, sustainable home for discerning buyer.

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The property further benefits from a private river mooring, professionally designed landscaped gardens, and an additional garden office, providing a versatile space for living, entertaining, and relaxation. You can enjoy stunning sunsets and the changing seasons throughout the year.

Upon entering, you are greeted by a contemporary oak and glass staircase that ascends to the first floor. The stylish ceramic tiled floor with underfloor heating extends throughout the ground level, leading to a downstairs WC, a storage cupboard, and a utility room offering additional storage space.

The first floor features a main reception hall with contemporary built-in storage, oak flooring, and large windows that flood the space with natural light. Elegant glazed and wood doors open into a cosy lounge with a contemporary fireplace, triple aspect views, and sleek sliding doors that lead to a balcony with a glass balustrade and composite decking, overlooking the main front garden. At the heart of the home is the magnificent living kitchen area. This highly desirable space is finished to an impeccable standard, featuring high-spec base units, integrated appliances, and quartz countertops. The triple aspect design includes a box window seat offering unrivalled views over the River Trent, while slimline triple-glazed sliding doors open onto a large balcony with composite decking and glass balustrades, offering picturesque views of the garden, mooring, and the river beyond—an ideal space for unwinding, entertaining, and enjoying the serene surroundings.





The first floor includes two generously proportioned bedrooms, each benefitting from dressing rooms and en-suite bathrooms fitted with high-spec Novamobili fixtures. The larger of the two bedrooms features a triple aspect and offers stunning views over the river. A well-appointed utility room completes this floor, and the oak and glass staircase continues to the second floor. The second floor comprises a landing area with a skylight that bathes the space in natural light, leading to three further double bedrooms. One bedroom includes built-in furniture and a contemporary three-piece en-suite with Novamobili fittings, while a further four-piece en-suite services the additional two bedrooms. All bedrooms are spacious and benefit from the property's meticulous attention to detail, including the heat ventilation system. The exterior of the property is approached via a private shared driveway, set well back from the main Wilford Lane. Electric security gates open onto a tranquil, enclosed plot that has been professionally designed and landscaped. This area includes an air-conditioned and heated garden office/gym/studio. The tarmac driveway leads to covered parking for up to six cars, complete with two EV charging points. The front and main garden feature extensive lawns, stylish block-paved and gravel patios, a bedding area, a water feature, and a comprehensive outdoor kitchen area. Beneath the main living area, there is an open space with the potential to create a glazed garden room, ideal for use as a gym or entertaining area, with power and data cables already in place. The rear of the property continues the theme of luxurious outdoor living, with gravel, block-paved seating areas, a pergola, and a sizeable additional block-paved area. The property is secured with a five-point CCTV system and a staircase providing private access to the defense wall, leading to the private mooring area. This space currently includes power and water, offering potential for mooring a boat.



This exceptional property is a perfect blend of luxury, sustainability, and contemporary design, offering a unique lifestyle opportunity in one of Nottingham's most desirable locations.





Total area: approx. 345.4 sq. metres (3718.3 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.

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Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	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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