

DISTINCTIVE
HOMES
by



Musters Road
West Bridgford, NG2 7PQ

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A beautiful large semi-detached home, benefiting from habitable living space over an area of almost 3,000 sqft. Sound proofing to all storeys of the party wall, mitigating any noise from the house attached and an EPC band C.

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- Large family home with excellent proportions
- EPC - Band C, due to high level insulation
- Sound proofing to all floors on the party wall
- Beautiful original coving and features
- Cinema room
- Stunning open plan kitchen/diner
- Professionally landscaped sunny rear garden
- Garden studio by Cabin Master that is fully insulated
- Council Tax Band - E
- Tenure - Freehold

Featuring a stylish period arched double doorway porch that opens to a breath-taking 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.

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 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 lower ground floor where a cinema room awaits, fully compliant with building regulations to habitable standards and adjacent utility room, shower room, and storage area.

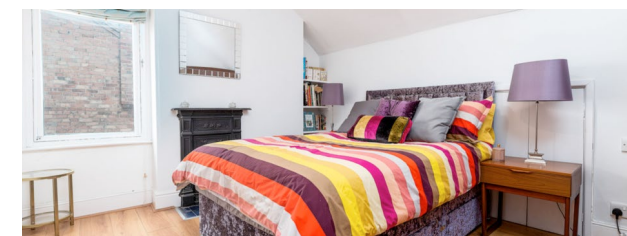
The first-floor houses three well-appointed bedrooms, including a main bedroom with an en-suite and a stunning double-glazed sash bay window. Each bedroom maintains the home's historical integrity with coving.

The second floor features another two spacious bedrooms, with the potential for an additional shower room.



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.







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



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69-80	C	70 C	80 C
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39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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