

DISTINCTIVE  
HOMES  
by



North Road  
West Bridgford, NG2 7NG



# North Road

West Bridgford, NG2 7NG

A most elegant, Jesse Gray-built Edwardian detached house, occupying a large south-facing plot. This distinguished property seamlessly combines timeless character with modern living.

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#### Ground Floor:

- Spacious entrance hall
- Reception room, dining room and sun
- Open plan Kitchen/Living/Dining room
- Pantry
- Living room
- Family room
- WC, Utility room, study area

#### First Floor:

- 4 Bedrooms
- 2 Bathrooms (1 en-suite)

#### Second Floor:

#### Grounds:

- Driveway
- Large south facing garden
- Outbuildings
- Old dairy with lapsed planning permission

- Tenure - Freehold
- Council tax - Band E
- EPC rating - Band E







A most elegant, Jesse Gray-built Edwardian detached house, occupying a large south-facing plot. This distinguished property seamlessly combines timeless character with modern living, having been thoughtfully extended to include a stunning open plan living, dining, and kitchen space that perfectly suits contemporary family life.

Retaining many original features, this home offers generous and versatile accommodation, including a welcoming hall, two spacious reception rooms, utility room, study area, pantry, and cloakroom/WC. To the first floor, there are four good-sized bedrooms, one en-suite shower room and family bathroom.

Externally, the property benefits from a driveway providing off-road parking, a beautifully established garden with mature planting, and various outbuildings, including a two-story former dairy building. Planning permission was granted in 2016 to convert the former dairy building, which gives the new owner the potential to utilise the space for additional living or workspace subject to planning.



Set in a prime location in central West Bridgford the house offers proximity to excellent local amenities, schools, and transport links. With its perfect blend of elegance, character, and modern functionality, this is a truly unique home that must be viewed to be fully appreciated.

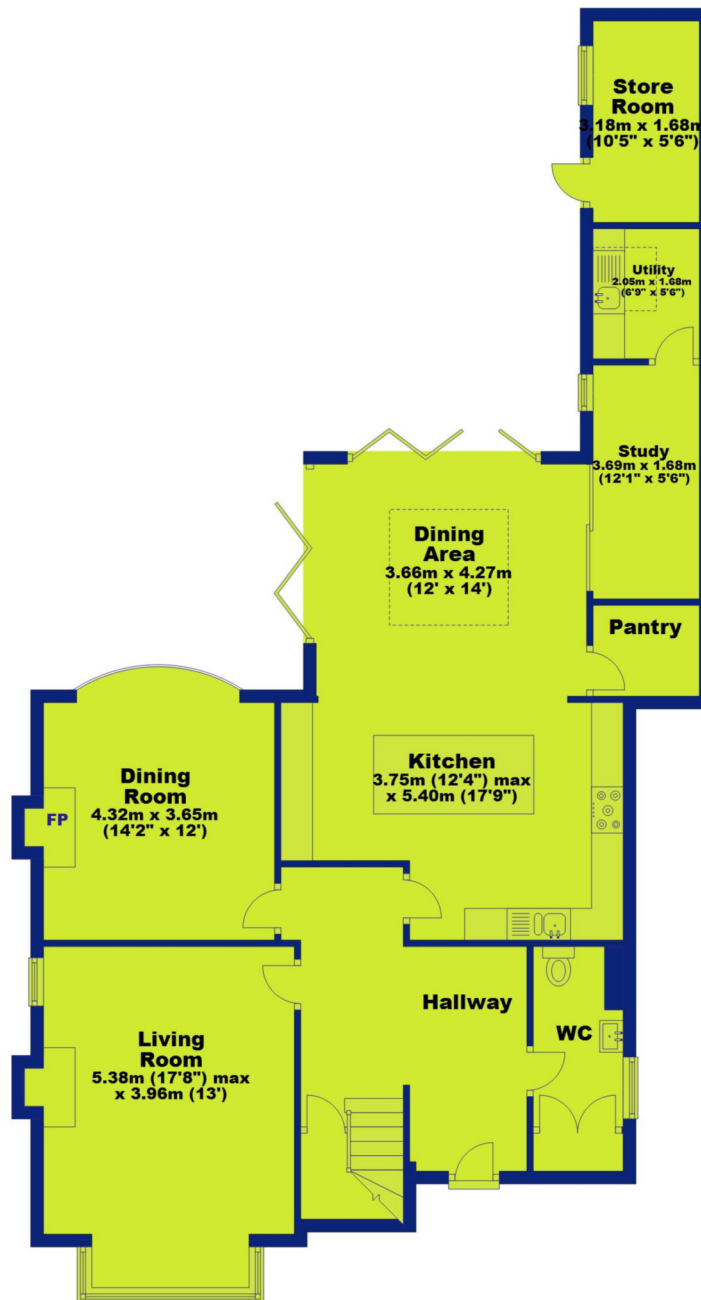








**Ground Floor**  
Approx. 108.7 sq. metres (1169.7 sq. feet)



**First Floor**  
Approx. 73.2 sq. metres (788.4 sq. feet)



**Total area: approx. 181.9 sq. metres (1958.0 sq. feet)**









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21-38	F		
1-20	G		

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## Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU



**Lee Matthews**  
Mobile: 07917 576 255  
[lee@fhpliving.co.uk](mailto:lee@fhpliving.co.uk)



**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