

# 58 Repton Road

West Bridgford  
Nottingham  
NG2 7EJ

**Guide Price £775,000 - £800,000**



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0115 841 1155



- Four-bedroom detached family home
- Family bathroom, en-suite and downstairs WC
- Accommodation across three floors
- Open plan living areas
- Large south facing garden
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold





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## Key Features

A skilfully extended four-bedroom detached family home, ideally positioned on the highly sought-after south-westerly facing side of Repton Road in West Bridgford. Located within a desirable school catchment area, this property boasts a sunny garden extending over 150 feet in length, complemented by an impressive, contemporary garden office/studio. The home benefits from open-plan living spaces with seamless flow to the stunning garden, along with a large study area that has potential for conversion into an annex (subject to planning regulations).

Upon entering, the property features a double-glazed front entrance door leading into an entrance porch offering convenient storage for coats and shoes. This leads to an inviting reception hallway with an original staircase rising to the first floor. The hallway is finished with LVT effect flooring, original plate rails, and doors that provide access to a general storeroom at the front, featuring an original stained-glass window. The downstairs WC, located beneath the staircase, is fitted with a contemporary two-piece suite and a window to the side elevation.

The hallway leads into a sitting room, where the continuation of the wood-effect flooring creates a cohesive feel throughout. A leaded double-glazed bay window to the front allows light to flood the room, and there is a feature fireplace with traditional surrounds. An open doorway leads to the spacious living area, where the wooden flooring continues. This space provides access to the side office area, and kitchen.

The office area offers a substantial area ideal for those looking to work from home. This area could also easily be converted into an annex, subject to consultation with a qualified builder and adherence to building regulations. Velux windows provide additional views of the garden, with a window and door to the front elevation.

The kitchen is flooded with natural light, thanks to full-height windows and a glass ceiling, offering beautiful views of the 150-foot garden. There is direct access to the decked terrace and a hot tub. The kitchen features a range of high-gloss fronted, handleless wall and base units with a stone worktop, including a breakfast bar. Integrated units, a low-set window with views of the garden, part-vaulted ceilings with Velux windows, and some freestanding appliances complete the space. The kitchen area continues into the hallway.

To the first floor, there are three well-proportioned bedrooms and a contemporary four-piece family bathroom. Bedrooms one and two are located at the front of the property, while bedroom three can be used as a child's bedroom or study. The bathroom is fitted with a stylish white suite and features part-tiled walls. The second-floor conversion includes a window offering views over the garden, with additional windows to the side and a door leading to a three-piece ensuite shower room.

Outside, the property benefits from a landscaped front garden with ample off-road parking for several cars. A block-paved driveway leads to the front door, with bedding areas for various shrubs. A path provides access to a gate, leading to the private rear garden. At the rear, the garden runs the full width of the property, with a handrail overlooking the garden and steps leading down to a space for a hot tub. The garden is primarily laid to lawn, with hedgerow borders to either side. At the bottom of the garden is an approximately 20 x 13-foot garden office/studio, which is fully insulated and equipped with power and lighting.

This exceptional family home offers a blend of character, modern living, and a flexible layout, making it an ideal choice for a growing family or those seeking space to work from home.





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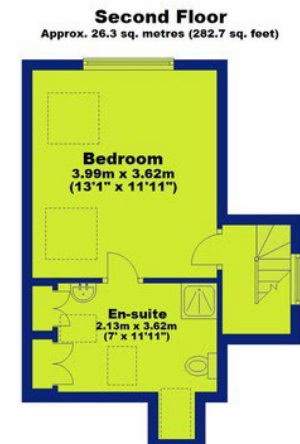
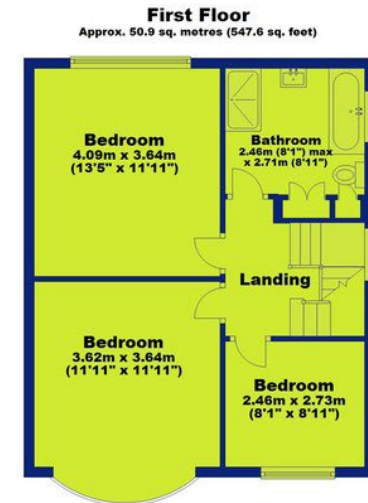
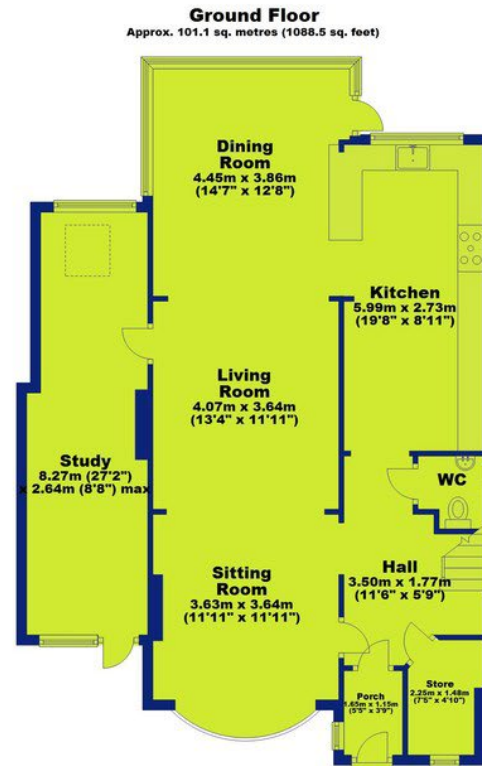


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**Total area: approx. 202.2 sq. metres (2176.0 sq. feet)**





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## *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 <b>C</b>
55-68	<b>D</b>	60 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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