

DISTINCTIVE
HOMES
by



Priory Road
West Bridgford, NG2 5HW

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This remarkable property, located on one of the largest plots in the highly desirable central West Bridgford area on Priory Road, spans approximately one-third of an acre. It is a stunning blend of Goodchild's period Arts and Crafts influence combined with contemporary design, highlighted by a breathtaking central living kitchen area that seamlessly steps out into the garden.

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The property is entered through an impressive entrance vestibule featuring its original leaded stained-glass windows and door. The vestibule opens into a spectacular reception hallway, notable for its grand proportions and period details, including the original oak staircase, parquet flooring, and intricate beams.

The elegant lounge boasts an inglenook fireplace with an oak surround, original oak plate rails, and a gas living flame fire. Set within an arched bay window, the room is bathed in natural light, offering a perfect space to relax and unwind.

The formal dining room is ideal for entertaining, featuring stained-glass leaded bay windows, an original fireplace, and parquet flooring.

Across the hall, an internal hallway provides access to the side garden, a downstairs WC with a two-piece suite, and a private office at the rear. The office features triple-aspect windows, French doors leading to the rear patio, wood-effect flooring, and wall lights.

The main hub of the home is the phenomenal living, dining, and kitchen space, spanning from front to rear. This area features a wall of glass with sliding doors opening to the garden, two rear roof lanterns, and a glass roof to the front, flooding the space with light. The kitchen is fitted with high-spec, handleless gloss units, a central island with quartz worktops, premium appliances, and a sleek porcelain floor with underfloor heating. The area also includes access to the integral garage and a well-equipped utility room.





The original Arts and Crafts stained-glass window illuminates the landing, which leads to five generously proportioned bedrooms: The main bedroom features a period-style leaded window to the front, a walk-in wardrobe area, and access to a mezzanine walkway with a glazed balustrade and skylight. The bedroom connects to a contemporary Jack-and-Jill bathroom with a three-piece white suite. The four additional bedrooms are each spacious and well-appointed. The family bathroom is a modern three-piece suite, which serves the additional bedrooms.

The property boasts a large tarmac driveway with block edging, providing ample parking and access to the integral garage with side-by-side doors. The front boundary is lined with a manicured privet hedge, mature trees, and well-stocked borders. A pathway leads to the main entrance and continues to the side, where gated access from Abbey Road offers potential for vehicle entry. The rear garden features a stylish raised patio accessible from both the office and the living kitchen, overlooking a well-maintained lawn bordered by pathways, shrubs, and trees. Adjacent to the living kitchen and the rear of the garage is an enclosed area, perfect for conversion into a conservatory or additional living space, adding even more versatility to this exceptional property.





Ground Floor

Approx. 200.3 sq. metres (2195.7 sq. feet)



First Floor

Approx. 135.4 sq. metres (1457.2 sq. feet)



Total area: approx. 335.7 sq. metres (3612.9 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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