

DISTINCTIVE
HOMES
by



Valley Road
West Bridgford N2 6HG

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This elegant 1920's detached family home, sits proudly on one of the regions most prestigious residential roads, and offers 5 reception rooms, five/six double bedrooms and five bathrooms.

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This lovely home nestles in an impressive 0.35 acres, with a 135 foot south facing front garden, which is exceptionally private, and an equally beautiful landscaped rear garden, both of which are ideal for outdoor entertaining.

Spanning two floors, the generously proportioned interiors provide ample space for comfortable family living. A versatile ground-floor bedroom, previously used as an annexe, offers additional flexibility. While the property retains many charming original features, it also benefits from modern enhancements and has further potential for expansion. The beautifully landscaped gardens create a peaceful retreat, with the secluded front garden boasting a picturesque backdrop of mature trees, while the rear garden offers a private sanctuary with various seating areas to enjoy the evening sun.

Step inside to a grand reception hall with a beamed ceiling, setting the tone for the home's character. The elegant sitting room features an inglenook fireplace and opens via concertina doors to a garden room and sun terrace. A sophisticated lounge showcases a bay window and beamed ceiling, while an inner lobby, complete with fitted cupboards and a downstairs cloakroom, leads to a study/home office with bespoke furniture and access to the rear patio. The heart of the home is the contemporary open-plan kitchen, dining, and living space, featuring underfloor heating and bi-fold doors that seamlessly connect to the rear patio. A utility room, shower room, and a flexible family room/bedroom complete the ground floor.





Ascending the ornate spindle staircase, you'll find five generously sized double bedrooms, each thoughtfully designed with fitted wardrobes, cupboards, shelving, and desk space. All enjoy stunning, private views of the front and rear gardens. Three bedrooms boast en-suite facilities (including underfloor heating in the master), complemented by a stylish family shower room. A loft room provides additional storage and versatility, previously serving as a games room.

Outside, electric security gates open onto a spacious driveway, while the meticulously landscaped gardens feature well-stocked flower borders, patio areas, outdoor power points, and security lighting. There is also scope for further development, with previously approved planning permission for a garage.

Situated in the highly sought-after area of West Bridgford, this exceptional home offers the perfect blend of character, comfort, and convenience, with easy access to excellent amenities, top schools, and transport links-making it an ideal choice for family living.







Total area: approx. 311.6 sq. metres (3354.3 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		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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