

DISTINCTIVE  
HOMES  
by



# Elm Tree Avenue

West Bridgford, NG2 7JU

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This beautifully appointed period home is a hidden gem situated within an extensive walled garden and blending timeless character with elegant modern updates.

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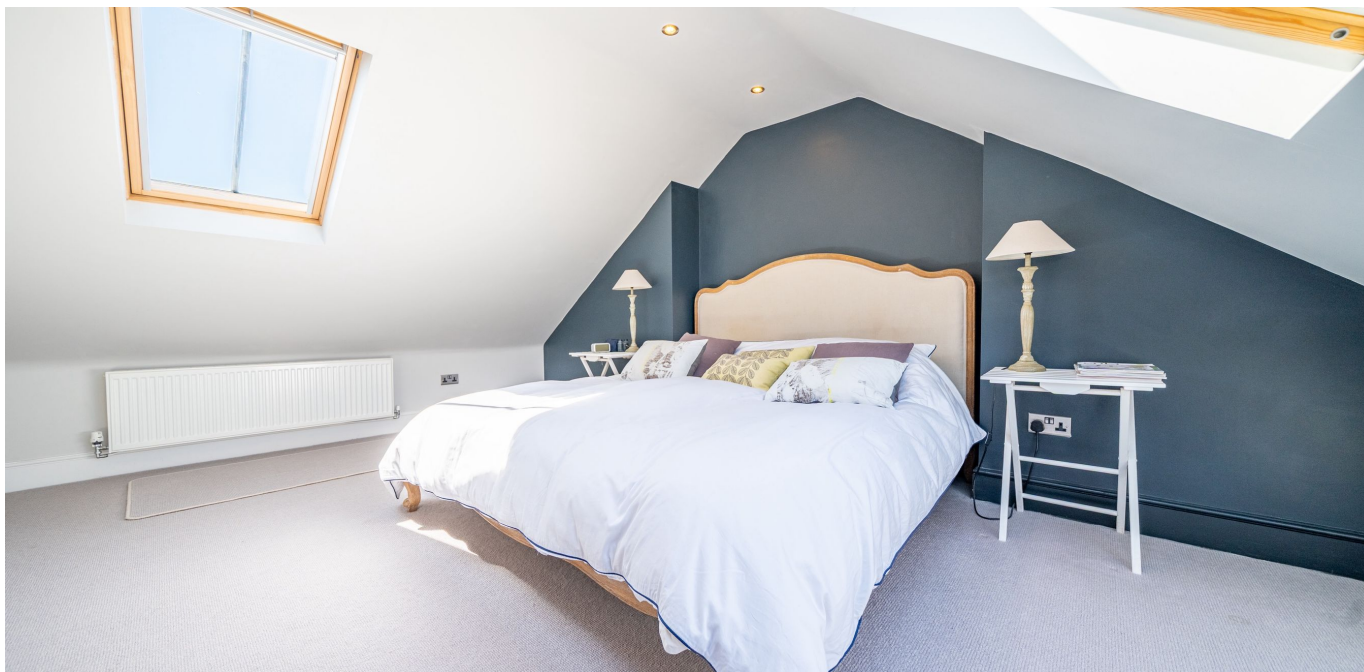
Impeccably extended and beautifully presented, this exceptional three-storey home blends timeless character with contemporary luxury. Positioned in one of West Bridgford's most sought-after settings, it enjoys private front gardens and uninterrupted rear views over a picturesque cricket pitch—offering the best of town living and peaceful surroundings. The property also benefits from approved planning permission for a separate three-bedroom dwelling within the grounds (Ref: 22/01545/FUL), providing a rare investment or multi-generational living opportunity.

You're welcomed via a stylish period-inspired glass vestibule with black-and-white chequered flooring and built-in storage, which opens into a grand entrance hall featuring original archways, ornate coving, parquet flooring, and painted pitch pine doors.

Three superb reception rooms flow from the hall. The formal lounge is flooded with light from a bay window with bespoke sash replacements and shutters, centred around a striking original marble fireplace with a granite hearth and log burner. A second reception room echoes this elegance with a gas-fired cast-iron burner, built-in cabinetry, and soft ambient lighting. The third room, currently used as a study, features parquet flooring, fitted bookshelves, and French doors that open onto a private patio with serene cricket ground views.







The spacious dining kitchen is a true showstopper—flooded with natural light from Velux windows and French doors, it boasts painted wood cabinetry, luxurious quartz worktops, and a vaulted ceiling. Twin windows above the sink frame views across the side garden, while a triple-aspect layout adds both space and style. A separate utility room mirrors the kitchen’s quality finishes, offering practicality without compromising design.

Upstairs, the half landing leads to a generous family bathroom with a walk-in shower and lovely rear-facing views. Four well-proportioned bedrooms sit on the first floor, all filled with character—high ceilings, picture rails, and wooden sash windows enhance their charm. The top floor is home to a spectacular principal suite. Bathed in light from Velux windows front and rear, this private retreat features a bespoke dressing area with extensive wardrobes and a luxurious four-piece en suite bathroom. With underfloor heating, full-height tiles, and a large picture window framing the cricket pitch, it’s a space designed for indulgent relaxation.

Outside, the property is set behind a stone wall with a central gated entrance and a Yorkstone driveway offering ample parking. The front garden is bordered by mature trees and lawned pathways, while the rear garden is a beautifully landscaped haven with gravel walkways, patio seating areas, raised decking, and lush planting.

A charming original outbuilding—once an apple store—sits tucked away in the garden. Featuring stone flooring, stained glass, and a skylight, it makes an ideal garden retreat, studio, or home office.

A detached garage completes the picture, with side and rear access, an inspection pit, and an adjacent wood store. Planning permission has been granted for its demolition and replacement with a modern architect-designed three-bedroom home or an updated garage, depending on your needs.

This is a rare opportunity to own a distinctive and versatile home in one of Nottingham’s most desirable locations—perfect for families, professionals, or developers seeking something truly special.









### Second Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



### Ground Floor

Approx. 108.4 sq. metres (1166.5 sq. feet)



### First Floor

Approx. 80.5 sq. metres (867.0 sq. feet)



### Garage

Approx. 36.9 sq. metres (397.1 sq. feet)



### Outbuilding

Approx. 6.6 sq. metres (71.6 sq. feet)



Total area: approx. 282.1 sq. metres (3036.2 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	61 D	
39-54	E		
21-38	F		
1-20	G		

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## Interested in this home?

Call the FHP Living Distinctive Homes Team



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