

DISTINCTIVE
HOMES
by



Rodney Road
West Bridgford, NG2 6JH

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A beautifully presented and skilfully extended traditional 1930's detached family home, situated on the highly coveted Rodney Road. This outstanding home has been thoughtfully updated and sympathetically extended by the current owners, creating stylish and versatile accommodation that meets the needs of modern family living.

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Totally refurbished and modernised in 2013 with a remodelled and completely reconstructed kitchen / living / dining space, utility room and garage. External walls are internally dry lined and insulated with thermally efficient modern materials. All walls and ceilings in the house replastered. Entirely rewired, with the addition of hardwired CAT5 internet connectivity cabling. Additionally, all soffits, fascias and gutters were replaced in 2013, together with new water and gas piping to the mains supply

Ideally located within the catchment for highly sought-after schools, this is an exceptional opportunity in one of the area's most desirable addresses. Early viewing is highly recommended to avoid disappointment.

Approached via a traditional arched entrance porch with double doors, the property opens into a welcoming reception porch with space for coats and shoes, featuring an original porthole window and a striking Art Deco stained glass front door. This leads into a spacious and light-filled reception hallway, complemented by original oak flooring, picture rails, replacement column radiators, and original internal doors. A staircase rises to the first floor.

To the front of the property is a generous lounge, featuring a bay window with double-glazed panes and stained glass quarter panels. An original Ingle fireplace with a wood surround and tiled hearth forms a central focal point, flanked by original Art Deco stained glass windows. Picture rails complete this elegant and characterful room.





The formal dining room continues the period charm with original mock Tudor ceiling panels, an impressive brick-set Ingle fireplace with wooden mantelpiece, two side windows, stripped wooden flooring, and replacement column radiators. French doors with sidelights open onto the rear garden, providing a beautiful connection to the outdoor space.

The kitchen/living/dining space has been extended to the rear, forming a stunning L-shaped room with wet underfloor heating, a vaulted ceiling and a striking full-height gable window that floods the space with natural light and offers garden views. Bi-fold doors open directly onto the rear garden, while Amtico flooring adds a stylish and practical touch. The kitchen is fitted with a range of wooden bespoke handmade wall and base units, complemented by butcher block-style worktops, a cooking range set into the faux chimney breast with an extractor, a double Belfast-style sink beneath an original Art deco side-facing window, and space for an American-style fridge/freezer. This is a fantastic space for cooking, relaxing, and entertaining.

The adjoining utility room offers further worktop space, plumbing for a washing machine, and space for a tumble dryer, a door to the rear garden, and internal access to the garage, which features side-by-side doors, power, and lighting, ideal for storage or workshop use.

Back in the hallway, there is a modern two-piece cloakroom WC and a useful understairs storage cupboard.

To the first floor, an original Art Deco leaded stained glass window sits atop the stairs, leading to a spacious landing area with original doors opening to four well-proportioned bedrooms. The principal bedroom enjoys a front-facing double-glazed window, as well as two beautiful stained glass side windows, and benefits from a contemporary en-suite shower room. The remaining bedrooms are all well-sized and served by a stylish and modern family bathroom, fitted to a high standard.

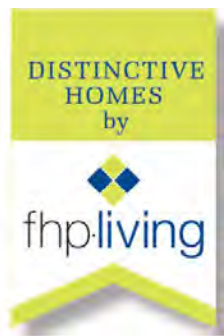
Externally, the property offers a double gravel driveway providing off-street parking for multiple vehicles and access to the garage. The front garden is beautifully maintained with a manicured hedge boundary, a lawned area, and a gravel path leading to the front entrance. Gated side access leads to the rear garden, where a raised Astroturf terrace provides a perfect seating area overlooking the main garden, which is largely laid to lawn. Well-stocked borders and mature hedging offer a high degree of privacy—ideal for outdoor relaxation and entertaining at the end of a long week.





Total area: approx. 187.8 sq. metres (2021.1 sq. feet)





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69-80	C		
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39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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