

DISTINCTIVE
HOMES
by



Stamford Road

West Bridgford, NG2 6GA

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Occupying a generous and private plot on the highly sought-after Stamford Road in West Bridgford, this charming family home is rich in original period features and offers versatile living accommodation throughout. The property boasts four double bedrooms, four reception rooms, and a spacious central hallway with stunning tiled flooring.

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Perfectly positioned for convenient access to the shops, cafes, and restaurants on Melton Road and Central Avenue, the home also falls within the catchment area for highly regarded local schools. Early viewing is strongly recommended to avoid disappointment.

The property is entered via an attractive stained-glass front door with matching side panels, opening into an impressive hallway featuring Minton style flooring, column-style period radiator, and a feature archway through to the kitchen. Original pitch pine doors provide access to the principal reception rooms.

To the front, the elegant living room is bathed in natural light from a beautiful bay window with stained glass quarter panes. A feature chimney breast houses a cast iron log burner, flanked by double-glazed windows, and the room benefits from wooden flooring and a period-style radiator.

Adjacent is a dining room, also to the front elevation, with a feature fireplace including a half-tiled inset and cast iron grate. The double-glazed bay window with leaded stained-glass quarter panels allows light to flood the room, complemented by wooden flooring throughout.





To the rear of the hallway is a breakfast room with views over the rear garden via a double-glazed window. This room features an ornate period-style fireplace with a French style cast iron gas stove on a tiled hearth, flanked by original full-height pitch pine built-in cupboards. It is adjacent to the kitchen and, subject to necessary building regulations, this could be opened to create a highly desirable open-plan living kitchen with direct access to the rear garden. The kitchen offers a range of wall and base units with granite work surfaces, a stainless steel sink unit, built in electric oven and hob and appliances, and a doorway leading to the utility area. The utility space has plumbing for a washing machine, space for an American-style fridge freezer, windows to the front and rear, and a door giving access to the garden. There is also a separate downstairs WC with a modern two-piece suite and a Velux skylight.

To the rear, a versatile study/playroom benefits from dual aspect windows, French doors opening onto the garden, and a ceramic tiled floor-ideal for a variety of uses.

A stunning leaded stained-glass window sits on the half landing, leading to a spacious landing area providing access to all bedrooms and the family bathroom.

There are four generously sized double bedrooms. The two front bedrooms each feature an original fireplace and windows with leaded quarter pane, with bedroom one having a bay window. The two rear bedrooms enjoy lovely views over the mature rear garden.

The family bathroom is fitted with a three-piece suite, and there is a separate WC. A large loft space offers potential for conversion, subject to the necessary planning permissions and building regulations.

The front of the property is set behind a stone wall boundary and benefits from a large stone driveway providing ample off-road parking for multiple vehicles. This leads to the main entrance and continues to the rear where a garage is located. The front garden is well stocked with a variety of shrubs and a gravel area. The rear garden is predominantly laid to lawn and features mature borders planted with trees, shrubs, and flowering plants. There is also access to a boiler room adjoining the garage, which is equipped with power and lighting.





Ground Floor

Approx. 123.2 sq. metres (1325.7 sq. feet)



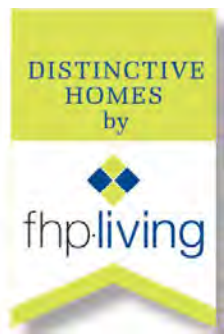
First Floor

Approx. 82.4 sq. metres (887.1 sq. feet)



Total area: approx. 205.6 sq. metres (2212.8 sq. feet)





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81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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