

DISTINCTIVE
HOMES
by



Mona Road
West Bridgford, NG2 5BQ

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West Bridgford, NG2 5BQ

A truly exceptional and unique family home situated in the highly sought-after Lady Bay area of West Bridgford. This beautifully presented property seamlessly blends period character and charm with contemporary design and modern comforts.

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Having been skilfully and stylishly extended by the current owners, a viewing is highly recommended to fully appreciate the generous and versatile accommodation on offer, positioned on the favoured westerly rear-facing side of the street.

The property is approached via an arched porchway with double doors, leading into a spacious entrance hallway with wooden flooring, solid internal doors, and a staircase rising to the first floor. To the front elevation is a delightful reception room featuring a large double-glazed sash bay window, an elegant period fireplace with stone surround and cast-iron inset, original coving, and stripped wooden flooring.

From the hallway, double doors open into an outstanding open-plan kitchen, dining and family room, the heart of the home. This impressive space is perfect for both everyday living and entertaining, with large ceramic tiled flooring and underfloor heating throughout. The kitchen is fitted with an extensive range of contemporary shaker-style units with a central island and quartz stone worktops, complemented by a range of integrated appliances. A built-in window seat, feature roof lantern, and expansive sliding doors flood the space with natural light, while a contemporary floor-mounted log burner adds a stylish focal point. You step out onto a level patio area before steps lead up to the landscaped westerly-facing garden, creating seamless indoor-outdoor living. A striking steel and wood floating staircase rises to a versatile mezzanine studio/playroom with vaulted ceiling and feature window, ideal as a creative workspace or relaxing retreat.





The ground floor also offers a contemporary two-piece WC, cloakroom storage, office space and a utility room with access into the large garage, complete with panelled roller door, side window, and external access.

To the first floor, a generous landing gives access to three well-proportioned double bedrooms, including one with a stylish en-suite wet room. A beautifully appointed four-piece family bathroom with vaulted ceiling completes this level.

The second floor is dedicated to a stunning master suite, comprising a large double bedroom with dual-aspect windows including a feature arched window, a freestanding bath set against a partial dividing wall, and a luxurious en-suite shower room.

Externally, the property is set back from the road behind a stone wall boundary with a generous gravelled driveway providing ample off-street parking and access to the garage. Side gated access leads to the enclosed rear garden, which enjoys a westerly aspect and is thoughtfully landscaped with a large stone-paved patio, raised beds, mature trees and shrubs, a substantial lawn, and a further elevated patio area, all of which combine to create a superb garden for family life and entertaining, and a true afternoon and evening suntrap.





Ground Floor

Approx. 139.5 sq. metres (1501.9 sq. feet)



Cellar

Approx. 20.2 sq. metres (217.0 sq. feet)



First Floor

Approx. 82.8 sq. metres (890.9 sq. feet)



Second Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 274.9 sq. metres (2959.0 sq. feet)



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81-91	B		
69-80	C	69 C	77 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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