

DISTINCTIVE
HOMES
by



Valley Road
West Bridgford, NG2 6HG

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Nestled on the highly sought-after Valley Road, bordering the desirable areas of West Bridgford and Edwalton, this stylish and meticulously upgraded single-storey home offers over 5,000 sq. ft. of luxurious living space. Set on a beautifully landscaped plot of just over half an acre, this exceptional property includes an indoor swimming pool and offers a turnkey opportunity for discerning buyers.

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The property is entered via an impressive reception hallway, featuring a striking wall of opaque glass to the front and side. Double doors open onto an oversized ceramic tiled floor, complemented by acoustic panelling. This leads to a breathtaking, open-plan living kitchen that enjoys panoramic views of the south-west-facing rear garden. The kitchen is fitted with a range of high-specification, contemporary wall and base units, integrated appliances, and a central island with an induction hob and breakfast bar, making it the perfect space for entertaining, relaxing, and dining. Generous sliding doors provide seamless access to the garden, where oversized ceramic tiling and a built-in sound system further enhance the living experience.

Stepping through Crittall-style doors, you enter a light-filled, airy main living area set on a split level. This stunning space features windows to the front, side, and rear, as well as a central stone fireplace with an inset wood burner and full-height windows that overlook a private courtyard. Exposed architectural beams add character, creating an additional elegant entertaining space.

Adjacent to the kitchen is a well-equipped utility area with a range of storage units, ample space for appliances, and access to a sizable boot room/laundry. Beyond this lies a large sitting room with acoustic panelling, ideal as a playroom or games room.





From the utility, the property flows seamlessly into the pool area, a remarkable space featuring arched windows overlooking the garden, exposed brickwork, and full tiling. The generous indoor swimming pool is complemented by a contemporary wet room with a three-piece suite and a plant room that serves the pool and gym area.

The sleeping accommodation is accessed via a central hallway, leading to five well-proportioned bedrooms, all with en-suite facilities. The principal suite is a sanctuary, boasting a spacious bedroom area, a bespoke dressing area with high-spec built-in wardrobes, and full-height powder-coated steel windows. This leads to a luxurious six-piece en-suite, featuring a panelled bath, shower cubicle, bidet, wall-mounted WC, and his-and-hers washbasins.

Two additional bedrooms include private en-suite facilities—one with a bathroom and the other with a shower room—while bedrooms four and five share a contemporary Jack-and-Jill three-piece shower suite. All en-suites are finished to an exceptional standard.



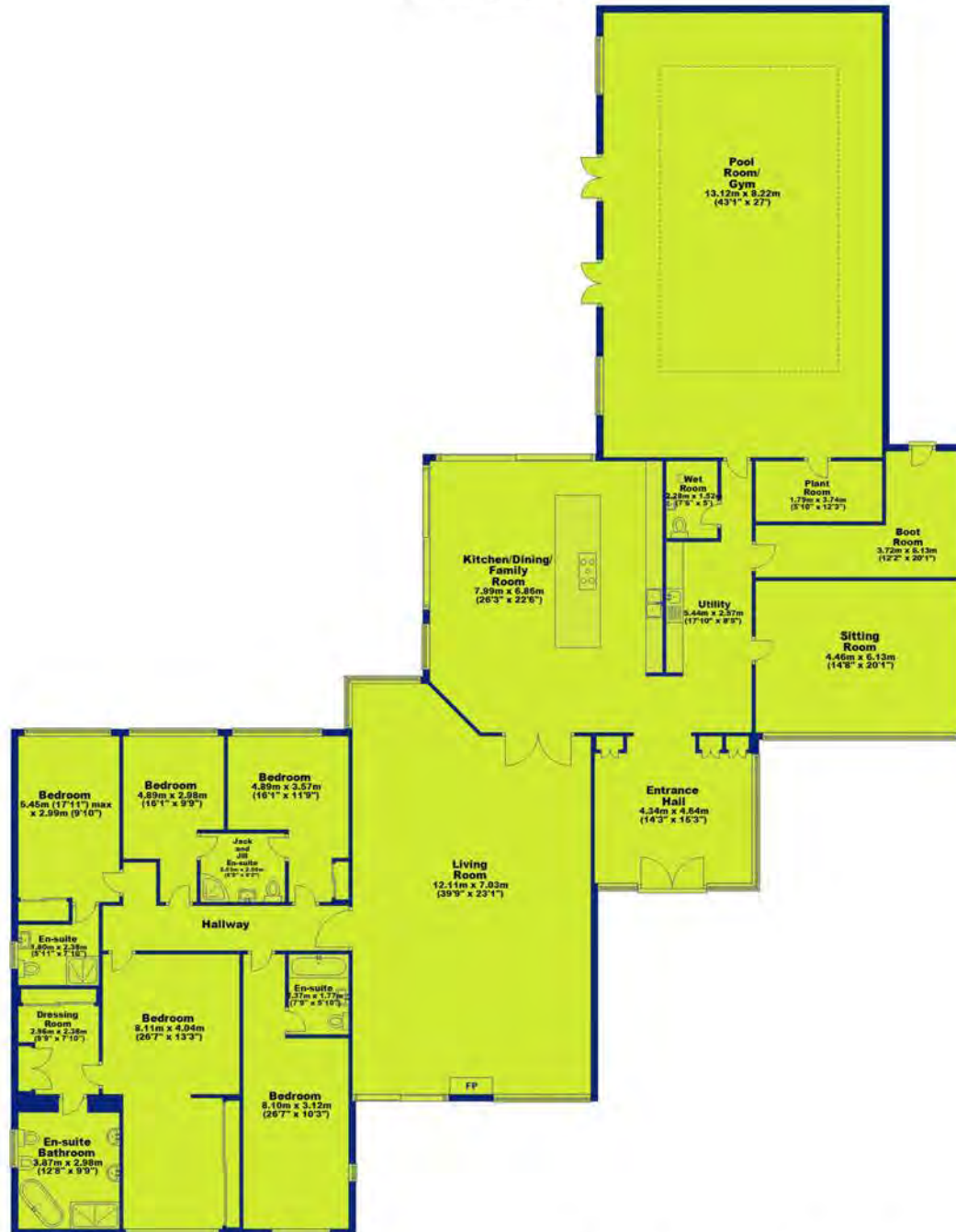
The property is surrounded by a meticulously maintained hedge, ensuring privacy from both Valley and Melton Roads. Electric gates provide access to a tarmac driveway, leading to a courtyard bordered by mature shrubs and beds. The driveway offers ample parking and leads to a double garage with an electric door, as well as a further carport.

To the side of the property, a stone-paved courtyard provides a tranquil spot to enjoy morning sunlight. The main rear garden is a true highlight, with a generous stone patio accessed from the living areas and pool. This beautifully landscaped garden, featuring a large lawn and well-stocked borders with a variety of mature trees and shrubs, enjoys a desirable south-westerly aspect, making it ideal for entertaining and long summer evenings.

This exquisite home offers a rare blend of contemporary luxury, practical family living, and exceptional outdoor space in a prestigious location. Designed for modern lifestyles and finished to an impeccable standard.



Ground Floor
Approx. 475.1 sq. metres (5114.2 sq. feet)



Total area: approx. 524.9 sq. metres (5650.4 sq. feet)

Outbuilding
Approx. 45.8 sq. metres (506.2 sq. feet)







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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