

DISTINCTIVE
HOMES
by



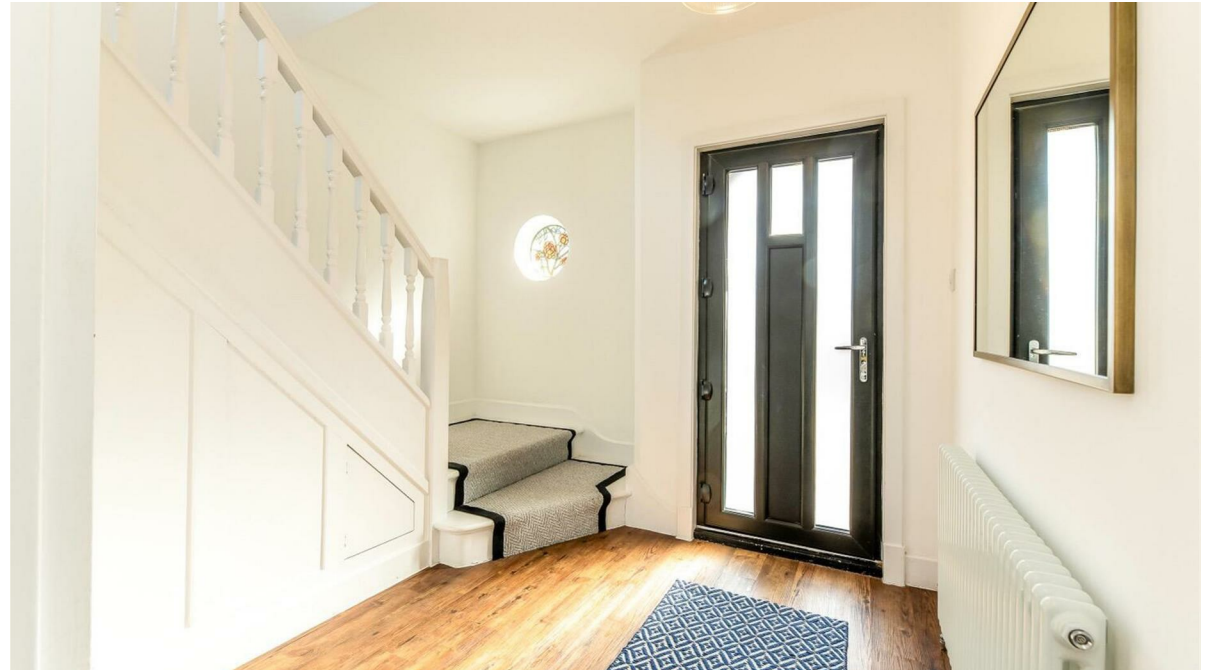
Harrow Road

West Bridgford, Nottingham, NG2 7DU

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This beautifully presented and skilfully extended traditional four-bedroom detached home is located on the highly sought-after Harrow Road, benefiting from a favoured southerly rear aspect. Positioned within a desirable school catchment area, the property has been finished to an exceptional standard throughout.





It features the highly desirable open-plan living kitchen with sliding doors opening out onto a sunny, landscaped rear garden. A thoughtfully designed side extension offers the potential for a self-contained annex or versatile workspace, while a substantial garden studio-currently used as a gym-further enhances the appeal. Internal viewing is essential to fully appreciate the attention to detail throughout.

The property is entered via a traditional arched porch and a high-quality composite front door, opening into a generous reception hallway. This space features wood-effect Amtico flooring, column radiators, and a staircase rising to the first floor. Doors lead to the front reception room, which is beautifully appointed with a double-glazed bay window, built-in book shelving recessed into the chimney breast, a stone hearth, and a cast iron log-burning stove. An integrated ceiling-mounted projector transforms this room into an ideal cinema space.

Off the hallway, there is a contemporary two-piece WC situated beneath the staircase, along with a built-in cloaks storage cupboard. At the end of the hallway, you enter a breathtaking open-plan living kitchen-an expansive and light-filled space with panoramic views over the rear garden. Features include a continuation of the wood-effect flooring, a roof lantern, sliding glass doors, wall-mounted column radiators, and a stylish kitchen fitted with painted base units, quartz stone worktops, and a central island with breakfast bar. Integrated high-spec appliances are included, and a doorway leads to a separate utility area with further garden access.



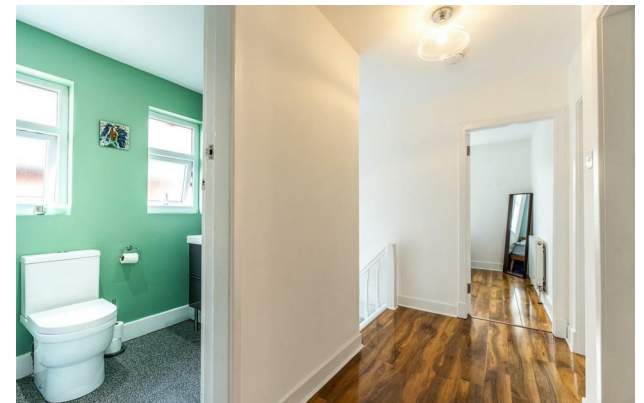


To the far side, a door opens into a study area beneath a second roof lantern, which connects to a snug/studio space at the front of the property. This versatile area has front-facing doors and windows and benefits from an en-suite shower room. It offers excellent potential as a self-contained suite for an elderly relative, guest accommodation, or an ideal home office.

Upstairs, the landing features a side-facing window and wood-effect vinyl flooring. Doors lead to four bedrooms and a modern three-piece family bathroom. Bedrooms one and two both feature built-in wardrobes, with the principal front bedroom enjoying a feature bay window.

To the front, the property is enclosed by a stone wall boundary with a tarmac driveway and a low-maintenance frontage. Gated side access leads to the rear garden.

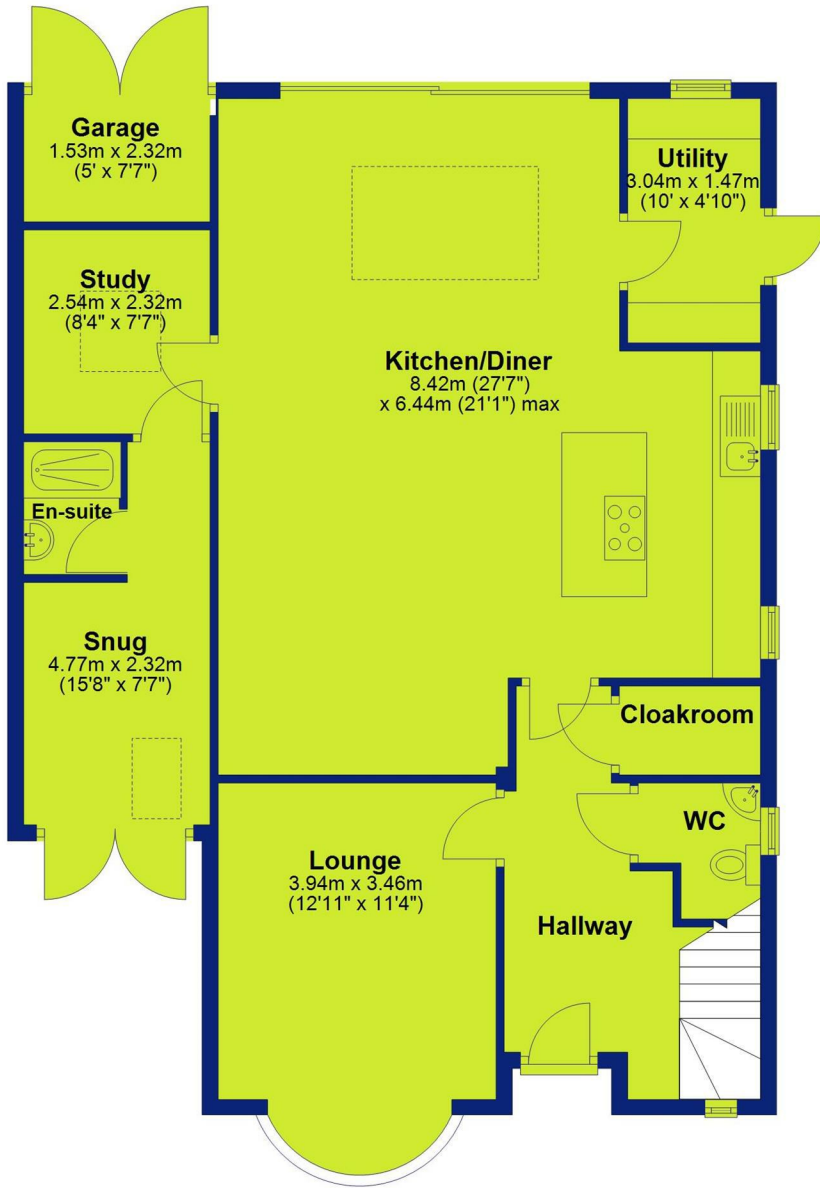
The rear garden includes a stone-laid patio ideal for outdoor entertaining, with the majority of the garden laid to lawn and surrounded by well-stocked borders featuring a variety of mature trees and shrubs. A woodchip-covered hardstanding leads to a large, timber-built garden outbuilding, fully insulated and equipped with power, lighting, and Wi-Fi. This superb space includes a decked terrace and is currently used as a gym, though it has also served as an office. Built-in storage adds further practicality, making it an outstanding and versatile addition to the property.





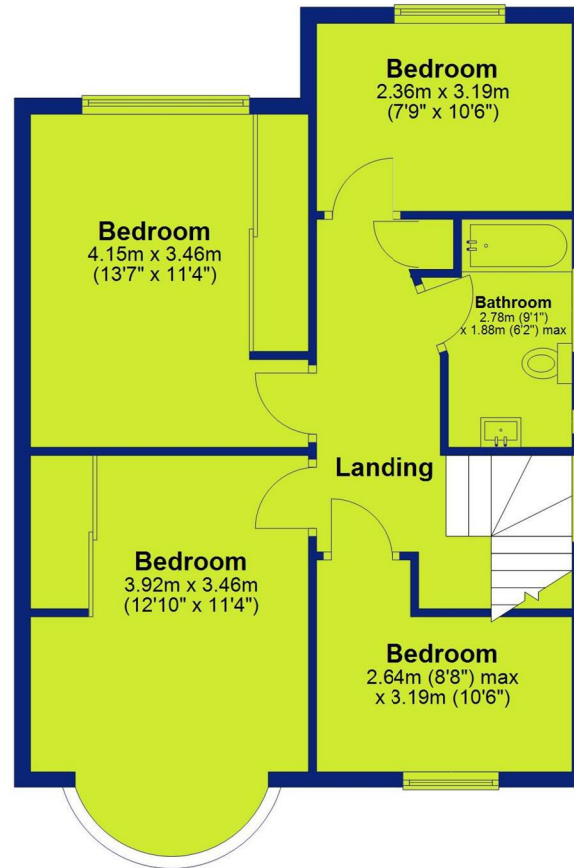
Ground Floor

Approx. 102.5 sq. metres (1103.6 sq. feet)



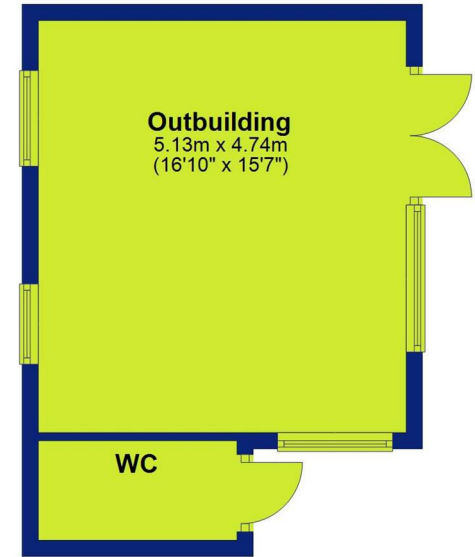
First Floor

Approx. 58.8 sq. metres (632.6 sq. feet)



Outbuilding

Approx. 27.6 sq. metres (297.4 sq. feet)



Total area: approx. 188.9 sq. metres (2033.5 sq. feet)



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(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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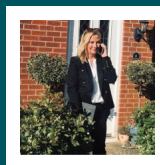
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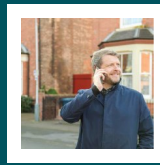
Interested in this home?

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