

DISTINCTIVE
HOMES
by



Rutland Road

West Bridgford, Nottingham, NG2 5DH

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Occupying a prominent corner plot in the heart of the ever-popular Lady Bay, this beautifully reimagined architect-designed home perfectly combines striking contemporary design with warmth, character, and highly versatile family living. Benefitting from a beautifully positioned south-west facing garden, the property enjoys an abundance of natural light throughout the day, while secure electric gated access provides private off-street parking, a secluded courtyard, and enhanced privacy.





Ideally situated just moments from the River Trent, the property is perfectly placed for scenic riverside walks, cycling routes, and outdoor recreation, while remaining within easy reach of both West Bridgford town centre and Nottingham city centre. Lady Bay is renowned for its strong community atmosphere, independent cafés, local shops, parks, and highly regarded school catchments, making it one of the area's most sought-after locations for families and professionals alike. Excellent transport connections also provide convenient access to Nottingham Railway Station, the A52, and regional road networks.

The property is approached via a distinctive Gothic-arched entrance porch leading into an inviting reception hall with staircase rising to the first floor. From here, doors open into a superb through lounge and sitting room featuring double-glazed Sash windows to the front elevation allowing natural light to pour in. This elegant space is enhanced by bespoke built-in shelving and a recessed log burner creating a warm focal point, while Bi-fold doors open seamlessly onto the landscaped side garden.

At the heart of the home lies a stunning architect-designed extension creating an exceptional open-plan kitchen and living space fitted with a comprehensive range of contemporary wall and base units, complemented by a central island and high-quality integrated appliances. The partially vaulted ceiling enhances the feeling of space and light, while large windows and doors provide direct access onto the raised decked terrace and south-west facing garden, creating an outstanding space for entertaining and modern family living. A door leads to the large cellar, while an additional internal door opens into a practical utility room.





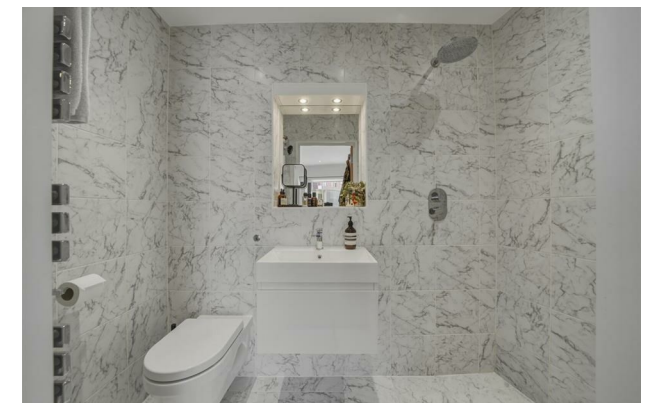
A particularly versatile feature of the property is the ground floor bedroom suite, ideal for older children, guests, multigenerational living, or those seeking work-from-home flexibility. Complete with fitted furniture, patio doors opening onto the private courtyard and driveway, and a stylish wet room finished to an exceptional standard, this space offers a level of independence and flexibility rarely found in homes of this style.

To the first floor are two well-proportioned double bedrooms, both benefiting from fitted furniture, alongside a generous family bathroom. The bathroom is luxuriously appointed with a five-piece suite including a freestanding bath, separate shower enclosure, twin wash basins, WC, ceramic flooring, and a wall-mounted television. A further staircase rises to the top floor.

The upper level hosts an impressive third bedroom featuring a Juliet balcony overlooking the rear garden. Dual aspect windows to the front and rear create a wonderfully bright and airy atmosphere, while a built-in projector makes this an ideal cinema room, gaming space, creative studio, or principal bedroom suite.

Externally, the property is framed by a stone wall boundary and mature, well-maintained hedging, offering both privacy and excellent kerb appeal. Contemporary fencing continues along the side, while electric gates provide secure access to the private rear courtyard and driveway. The landscaped south-west facing garden has been thoughtfully designed to maximise sunlight throughout the day, incorporating a lawn, gravelled seating area, and raised decked terrace accessed directly from both the kitchen and lounge, perfectly suited to outdoor dining and entertaining.

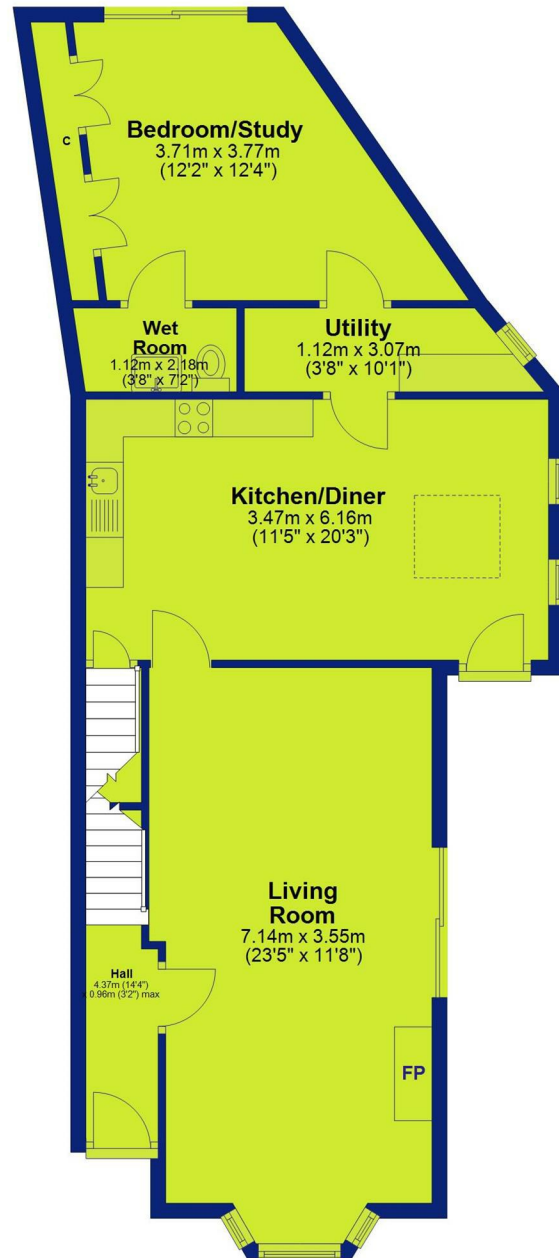
Combining contemporary architecture, flexible living space, exceptional natural light, and one of Lady Bay's most desirable settings, this is a rare opportunity to acquire a truly individual home in a highly sought-after riverside location.





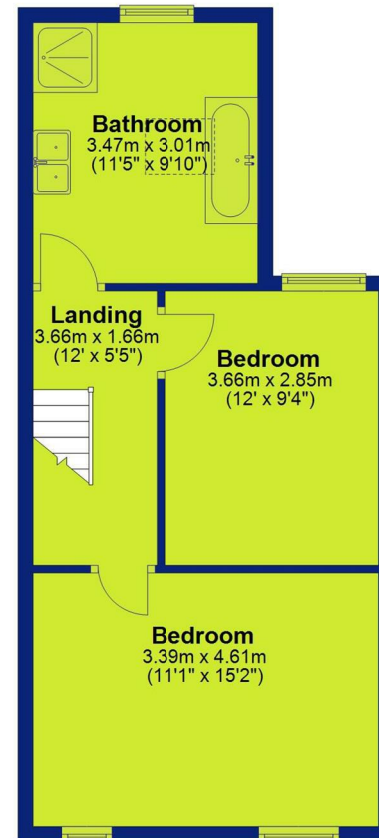
Ground Floor

Approx. 78.1 sq. metres (840.8 sq. feet)



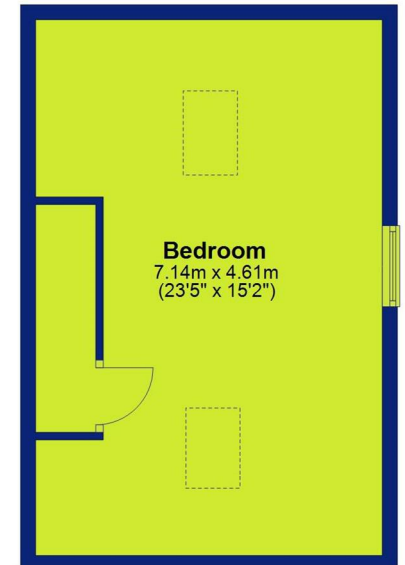
First Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



Second Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Basement

Approx. 33.0 sq. metres (355.0 sq. feet)



Total area: approx. 187.7 sq. metres (2020.4 sq. feet)



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80

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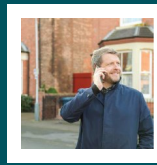
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