

DISTINCTIVE
HOMES
by



Davies Road
West Bridgford, NG2 5HZ

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Discover this spacious five-bedroom traditional family home located near the sought-after town centre of West Bridgford. Offering accommodation spread across three floors, set within a highly regarded school catchment area, this property presents an ideal investment opportunity for a growing family.

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Step inside through the contemporary grey composite front entrance door into a generously proportioned reception hall. Original stained glass leaded lights adorn the side, while a staircase ascends to the first floor, with under-stair storage. Enjoy the continuity of Amtico wood effect flooring flowing throughout the ground floor. The front reception area welcomes abundant natural light through its generous bay window, complemented by a stylish contemporary stone fireplace and original picture rails. The middle reception area, currently utilised as a family room, features a distinctive period fireplace with a tiled hearth and bifold doors opening onto the extended L-shaped kitchen area. This expansive space also boasts bifold doors and a vaulted roof with Phillips windows, providing captivating views of the garden. The kitchen area showcases a range of high gloss fronted handle less wall and base units, an island return with a ceramic Neff hob, and a Frankie filter tap integrated into the half sink. The kitchen diner area extends to a hallway leading to the garage and providing access to the garden, as well as a convenient downstairs WC with a two-piece white suite. The garage offers ample space and storage solutions.



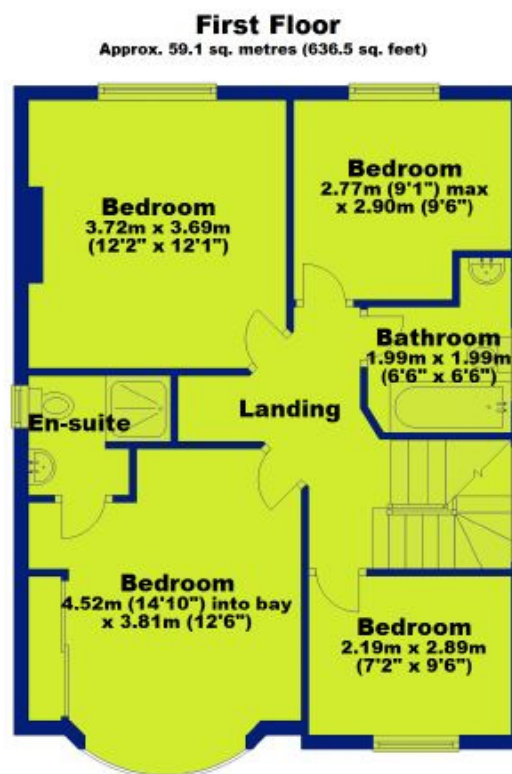
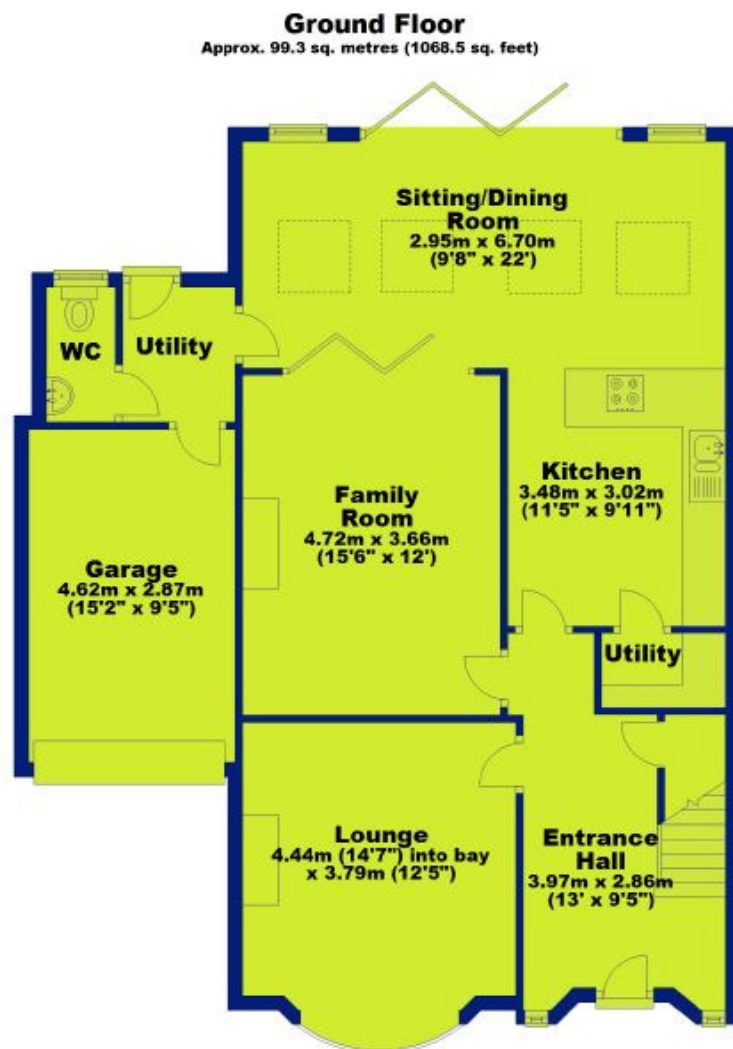


Ascending to the first floor, a generous landing awaits, leading to four bedrooms. The main bedroom features built-in furniture and a three-piece en-suite shower room, while a contemporary family bathroom services the remaining bedrooms. The top floor reveals an additional bedroom with ample storage space, a garden-facing window, and a three-piece contemporary en-suite.

Outside, the property impresses with an In-N-Out driveway accessed through iron gates, leading to a block-paved driveway with a central bedding area adorned with mature trees and shrubs. A stone boundary driveway provides convenient access to the garage at the rear. The rear garden delights with a deck area spanning the width of the property, leading into the main garden, surrounded by lush greenery and further patio seating. Hardstanding for a garden shed, outdoor lighting, and a tap add to the practicality and charm of this exceptional outdoor space.







Total area: approx. 194.8 sq. metres (2097.1 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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