

DISTINCTIVE
HOMES
by



Dovedale Road

Nottingham, NG2 6JA

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FHP Living are delighted to present this substantial and highly versatile detached family home, offering an exceptional level of space and flexibility, located in the highly sought-after area of West Bridgford.

Extending to over 3,900 sq ft, this impressive residence is arranged over three floors and is perfectly suited to modern family living, with a superb balance of open-plan entertaining areas and more private, relaxed spaces.





The ground floor boasts a welcoming entrance hallway leading to a generous living room and a formal dining room, alongside a bright sitting room with access to the garden. The well-proportioned kitchen is complemented by a separate utility room, WC, and internal access to a heated garage. A dedicated study provides an ideal work-from-home space. To the rear, a large family room offers an excellent social hub with direct access to outdoor areas. A particularly unique feature of this home is the extensive leisure suite, which includes a spacious gym, sauna, shower room, and additional seating areas, creating a fantastic environment for fitness, relaxation, or entertaining. A garden bar further enhances the property's lifestyle appeal.





Externally, the property truly excels, featuring an outdoor swimming pool alongside multiple seating and entertaining areas, creating a private and impressive setting for hosting guests or enjoying family time. To the first floor, the property offers multiple well-sized bedrooms, including a generous principal bedroom with en-suite facilities and dressing room. Several additional bedrooms are served by en-suites and a family bathroom, providing excellent accommodation for larger families or guests. The second floor adds further flexibility, featuring an additional bedroom and storage space, ideal for use as a guest suite, hobby room, or private retreat. Situated in West Bridgford, the property is ideally placed for access to highly regarded schools, local amenities, and excellent transport links, making it a superb choice for families seeking both space and convenience.





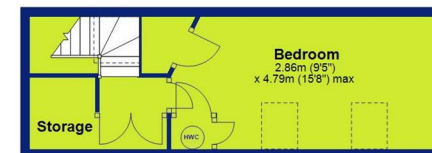
Ground Floor
Main area: approx. 200.0 sq. metres (2153.0 sq. feet)
Plus outbuildings: approx. 172.3 sq. metres (1854.1 sq. feet)



First Floor
Approx. 138.4 sq. metres (1490.1 sq. feet)



Second Floor
Approx. 25.2 sq. metres (271.3 sq. feet)



Main area: Approx. 363.7 sq. metres (3914.5 sq. feet)
Plus outbuildings: approx. 77.0 sq. metres (828.4 sq. feet)



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Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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Interested in this home?

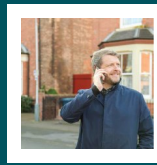
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