

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.





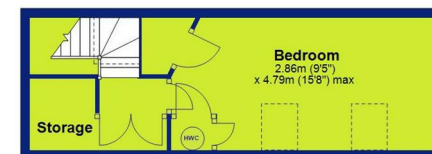
Ground Floor
Main area: approx. 200.0 sq. metres (2153.0 sq. feet)
Plus outbuildings: approx. 172.3 sq. metres (1854.1 sq. feet)



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 		

FHP, their clients and joint agents give notice that:

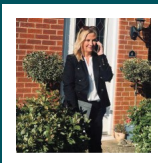
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client of otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

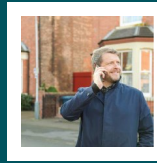
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