

DISTINCTIVE  
HOMES  
by



Beaulieu Gardens  
West Bridgford, NG2 7TL

# Beaulieu Gardens

West Bridgford, NG2 7TL

A four-bedroom detached family home, located in the sought-after area of West Bridgford, close to local amenities and in a highly regarded school catchment area.





A welcoming entrance porch with ceramic tiled flooring and contemporary glazed internal doors opens into a generous reception hall, with stairs rising to the first floor. From here, doors provide access to the main living spaces.

The main lounge is a bright and inviting room featuring a patio door and window overlooking the rear garden, allowing seamless indoor-outdoor living. A contemporary fireplace with gas fire creates a cosy focal point. In addition, there is a snug/family room with a double window to the front, offering a perfect space to relax.

The formal dining room enjoys two front-facing windows and provides an excellent area for entertaining. This leads through to a well-appointed utility room, complete with worktops, plumbing for a washing machine and tumble dryer, and concealed shelving. A hidden door provides internal access to the garage, which benefits from an electric roller door, generous storage, and potential for use as a gym or hobby space.

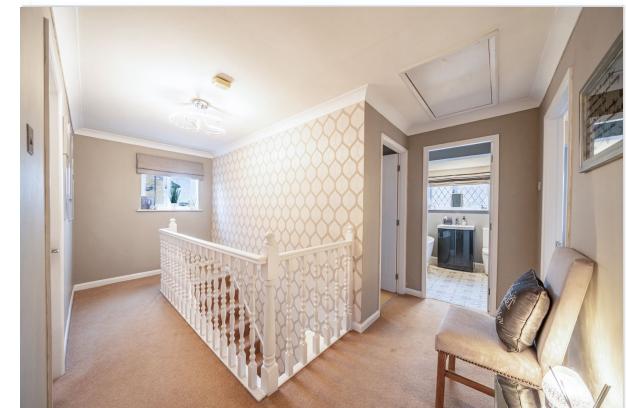
From the hall, double doors open into a stylish, roof-lit kitchen fitted with high-gloss units and integrated appliances. Glazed French doors and a window overlook and open out to the south-facing rear garden. An archway leads to a further section of the kitchen with additional units, space for an American-style fridge freezer, and a door giving access to the side of the property.





To the first floor, the landing offers potential to extend over the garage, with previous planning permission having been approved to create additional bedroom or second-floor accommodation. There are four well-proportioned bedrooms, including a master bedroom with a spacious en-suite shower room fitted with a contemporary white suite. Bedroom two is another generous double, alongside a further double bedroom and a fourth good-sized bedroom. The family bathroom features a stylish three-piece suite with a freestanding bath.

Externally, the property benefits from a double driveway providing parking for multiple vehicles and access to the garage. The front garden is laid to lawn with well-stocked beds, mature shrubs, and trees, with gated side access. To the rear is a private, south-facing garden offering excellent seclusion, featuring a spacious patio area, extensive lighting, decorative planting, mature trees and shrubs, and hardstanding suitable for garden furniture. An outdoor hot tub may be included, subject to negotiation.





## Ground Floor

Approx. 86.5 sq. metres (930.9 sq. feet)



## First Floor

Approx. 60.1 sq. metres (646.6 sq. feet)



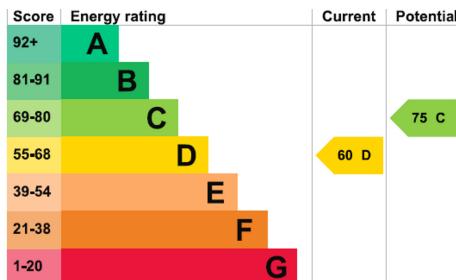
Total area: approx. 146.6 sq. metres (1577.5 sq. feet)



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Call the FHP Living Distinctive Homes Team



**Jules Hunt**  
Mobile: 07917 460 033  
[jules@fhpliving.co.uk](mailto:jules@fhpliving.co.uk)



**Steven Gray**  
Mobile: 07917 576 253  
[steven@fhpliving.co.uk](mailto:steven@fhpliving.co.uk)

T: 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB