

DISTINCTIVE  
HOMES  
by



Kingston Road  
West Bridgford, NG2 7AQ

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# Kingston Road

West Bridgford, NG2 7AQ

Situated just a short stroll from both Central Avenue and Melton Road, this beautifully presented five-bedroom detached home is positioned within the catchment of the ever-popular Jesse Gray Primary School.



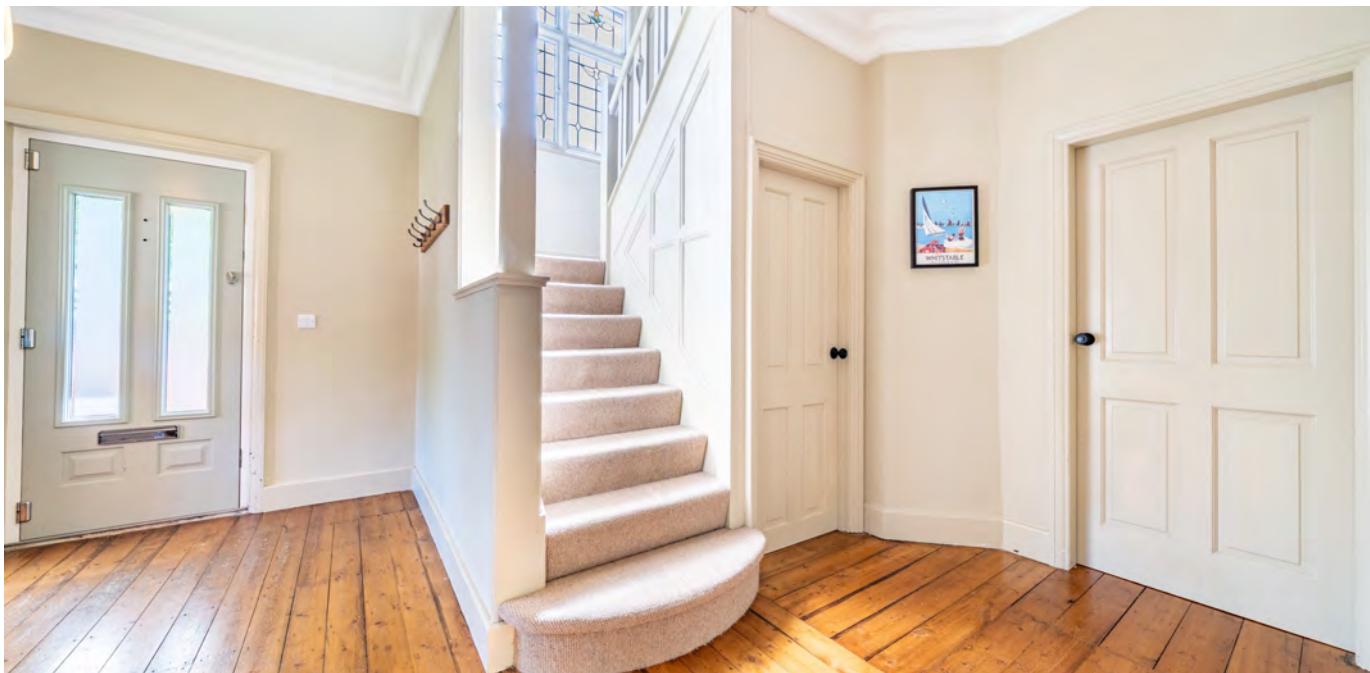


Meticulously reconfigured and updated to a high standard throughout, this impressive family home offers a perfect blend of period charm and contemporary living, boasting an outstanding open-plan kitchen, living, and dining space with crittall doors stepping out onto the landscaped rear garden.

Upon approach, the property is entered via an open canopy porch with front door leading into a generous entrance reception hall featuring stripped wooden flooring, a rear window, and natural light cascading through a striking original stained glass window on the half landing. From here, the space flows seamlessly into a breathtaking open-plan kitchen, living, and dining area that spans the full length of the property.

To the front, the living area is enhanced by a feature double-glazed bay window with bespoke shutter blinds, elegant ceiling coving, decorative ceiling rose, and contemporary column radiators. The kitchen and dining space is fitted with a comprehensive range of high-specification wall and base units, quartz stone work surfaces, and a central island with breakfast bar. Further features include integrated appliances, space for a range cooker with extractor above, and polished concrete floor. A stunning wall of floor-to-ceiling crittall glass doors open directly onto the garden terrace, flooding the space with natural light. A door provides access to a spacious utility/pantry area with plumbing for a washing machine and tumble dryer, as well as ample additional storage.





To the front of the property, a further cosy reception room offers an ideal retreat or snug, with windows to the side and front aspects, bespoke shutter blinds, stripped wooden flooring, original cornicing, and a feature fireplace with cast iron insert and tiled hearth.

To the first floor, a generous landing with original stained glass window to the side elevation gives access to three well-proportioned double bedrooms and a luxurious four-piece family bathroom, featuring a stylish white suite, stone-tiled flooring, and modern finishes throughout.

Stairs rise to the second floor, where a further landing leads to two additional spacious double bedrooms, both of which offer the potential for a Jack-and-Jill en suite bathroom (subject to necessary consents).

Externally, the property sits behind a low stone wall with a tarmac driveway providing off-road parking to the front with an electric car charging point and continuing along the side to the main entrance. The private rear garden has been thoughtfully landscaped and includes a decked terrace accessed directly from the main living area, a stone-paved patio with pergola – ideal for outdoor entertaining – and a lawned area bordered by a rich variety of mature trees and shrubs.



To the rear, there is also a garage/outbuilding of brick and tile construction, featuring side-by-side wooden doors, side windows, and versatile potential for workshop or studio use.





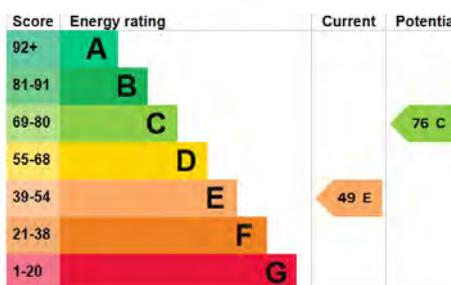
Total area: approx. 199.2 sq. metres (2144.4 sq. feet)



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### Interested in this home?

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