

DISTINCTIVE
HOMES
by



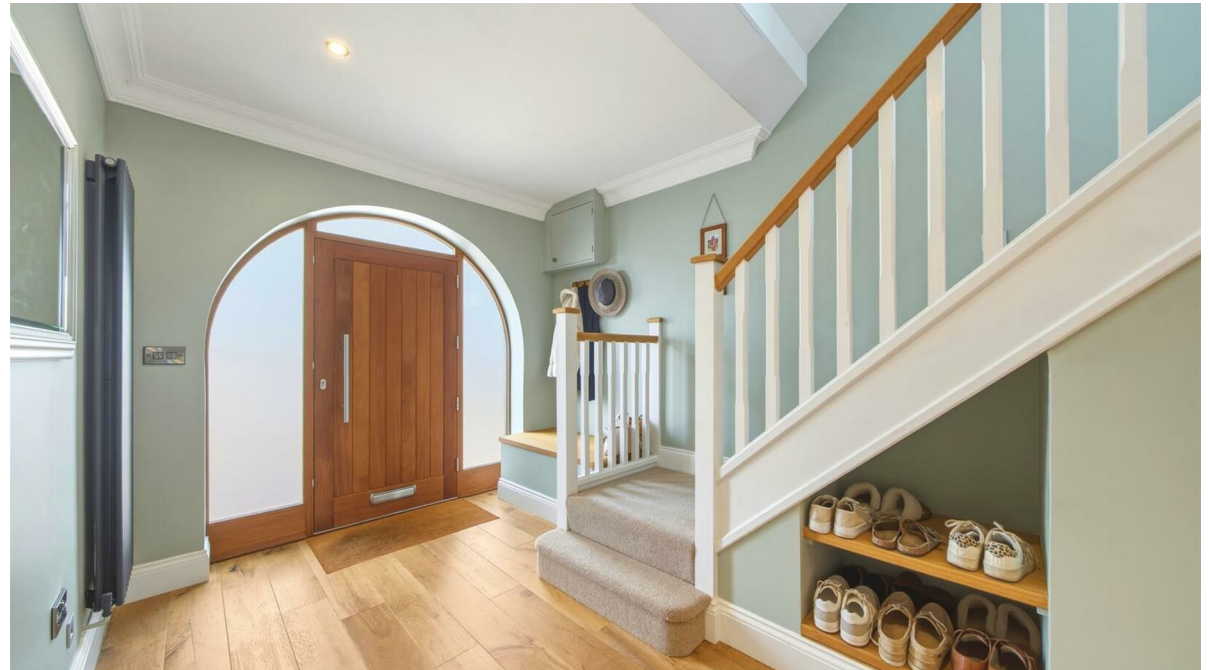
Rutland Road

West Bridgford, Nottingham, NG2 5EB

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GUIDE PRICE £1,200,000 - £1,300,000. A truly exceptional five-bedroom detached family home extending to almost 2,840 sq. ft. of beautifully designed accommodation, offering an outstanding blend of contemporary open-plan living, versatile reception space and luxurious bedroom accommodation arranged over three floors.





The property is entered via a welcoming entrance hall which immediately sets the tone for the spacious accommodation beyond. To the front elevation, a stylish living room enjoys a bay window and provides an elegant retreat, ideal for more formal entertaining or relaxation.

Undoubtedly the heart of the home is the magnificent open-plan kitchen, dining and family room spanning over 33 feet in length. Designed with modern family living in mind, this impressive space offers extensive room for cooking, dining and socialising, with direct access to the rear garden and an abundance of natural light throughout. Complementing the kitchen is a separate utility room providing valuable additional storage and laundry facilities.

Further enhancing the versatility of the ground floor is a substantial dining room which could equally serve as a family room, together with a separate snug/gym, creating flexible spaces ideally suited to modern lifestyles, home working or fitness requirements. A ground floor WC and integral garage complete the accommodation on this level.





To the first floor are four well-proportioned bedrooms, all served by a contemporary family bathroom. The standout feature on this floor is one of the bedroom's extending in excess of 25 feet, offering a dual aspect, exceptional space and flexibility. An added feature to the stairwells and corridors are low level, motion sensed lighting, creating convenience throughout.

Occupying the entire second floor is a luxurious guest or master suite, featuring a generous double bedroom, dedicated storage area and a private en-suite shower room, creating an ideal sanctuary away from the main family accommodation.

To the front of the property is a block paved driveway, with space for off road parking and an electric car charger. To the rear, is a south facing garden laid to lawn and a contemporary patio off the kitchen, a perfect space for entertaining. The property also benefits from solar panels.

The property represents an outstanding opportunity for growing families seeking generous living space, versatile accommodation and modern open-plan design, all within a highly desirable residential setting.







Total area: approx. 263.8 sq. metres (2839.0 sq. feet)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	91
(69-80) C		
(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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