

Rex Gooding



48 Pierrepont Road, West Bridgford, NG2 5DW

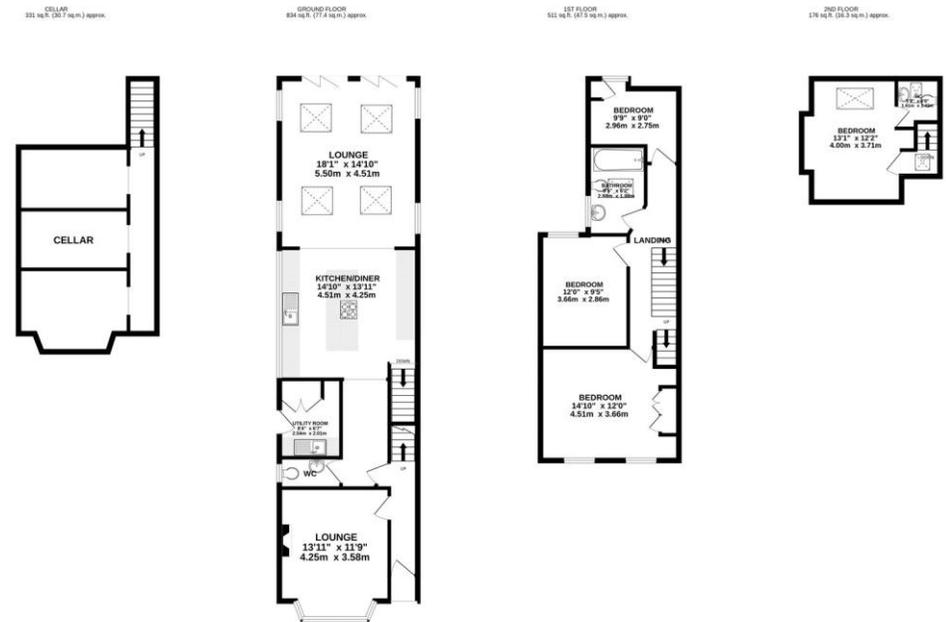
Guide Price: £650,000

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This beautiful bay fronted Victorian Villa has been thoughtfully transformed to create the most incredible extended full width kitchen diner and living space with doors onto a landscaped large West facing garden. The property seamlessly combines original Victorian character with contemporary luxury, featuring a bespoke-made kitchen complete with tall integrated fridge and separate freezer, Bora electric hob, double oven, and an impressive waterfall island unit. The culinary experience is elevated further with a Quooker tap and wine cooler, while integrated speakers throughout the kitchen and living room, plus outdoor speakers, create the perfect entertaining atmosphere.

The ground floor begins with a beautifully appointed bay-fronted living room at the front of the house, leading to the heart of the home - the huge extended kitchen diner with living space that offers fabulous bright accommodation with modern fittings and triple bi-fold doors opening onto the West facing rear garden. Added practical benefits include a utility room with excellent storage, large sink, coat rack and side entrance, plus a separate ground floor WC. Electric underfloor heating runs throughout the kitchen, dining lounge area, WC and utility room, with the impressive extension completed in 2022. The entire house benefits from new fitted wooden sash windows with double glazing, maintaining the period aesthetic while providing modern efficiency.

Below ground level, a sizeable cellar offers useful storage space with lighting and electrics, providing potential for a variety of uses to suit different lifestyle needs. The first floor accommodates three bedrooms, each offering its own style and flexibility, with two comfortably sized doubles and a third room well-suited for use as a home office, nursery.



TOTAL FLOOR AREA: 1851 sq.ft. (172.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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