

*Rex* Gooding



**108 Davies Road, West Bridgford, NG2 5HY**

**Guide Price: £1,395,000**

This incredible architect-designed home offers approximately 4000 square feet of high-specification and beautifully appointed accommodation across three floors. Set on a generous plot with a south-facing rear garden, this exceptional property has undergone a no-expense-spared renovation and refurbishment, taken back to bare brick throughout, with the addition of a rear extension spanning all three floors. The stunning original period features have been carefully retained and seamlessly combined with the luxury of modern living, exemplified by the original stained-glass window at the front of the house, which have been thoughtfully encapsulated into double-glazed units to preserve their beauty while enhancing efficiency.

Upon entry, the impressive entrance hall immediately conveys the scale and grandeur of the property, with a triple-height space soaring across all three floors and crowned by an automatic rooflight that provides natural ventilation and cooling during the warmer months. The heart of the home is the remarkable kitchen-diner-living space, an incredible 800-square-foot area boasting fabulous features including exposed original brickwork from the historic house and a magnificent 2m x 4m skylight framed by exposed timber rafters. A striking 6m slim-profile sliding door with solar glazing opens seamlessly to the rear garden, flooding the space with natural light. The kitchen is impeccably appointed with a double oven, induction hob with integrated extractor hood, built-in dishwasher, and double Belfast sink, while the impressive kitchen island measuring 3m x 1.2m serves as both a functional workspace and social hub, complemented by an integrated bar. Thoughtful details include down-lighting for the kitchen cabinets and plinths, space for an American-style fridge freezer, and elegant Quartz Carrera Classic worktops throughout.

The property offers three additional reception rooms, each with its own distinctive character. The playroom features integrated pocket doors that can either create an open-plan flow with the kitchen-diner or allow this versatile space to function as a separate reception room. The lounge is a beautifully appointed room showcasing original-style coving, a rose light fitting, and oak parquet flooring, with a log-burning stove serving as an inviting focal point. The third reception room, currently utilized as a home office but equally suited as a cosy snug, features a characterful original brick wall and the same beautiful parquet oak flooring found throughout. The well-appointed utility room provides ample space for a secondary fridge, a generous 2.4m of built-in storage for cloakroom and boot organization, a Belfast sink, and a deep worktop designed to accommodate a large washing machine and tumble dryer. Additional features include a 1.8m hanging drying rail, a boiler and manifold system that provides extra drying facility within a dedicated cupboard, and convenient side access to the house. A separate WC completes the ground floor accommodation.

Ascending to the first floor, a spacious and impressive landing leads to three en-suite bedrooms, a further bedroom, and a luxurious family bathroom/wet room. All bathrooms throughout the home feature sophisticated lighting including backlit and de-misting mirrors, elegant shower niches, and carefully considered bath installations. A useful airing cupboard on this floor provides additional practical storage.

The second floor, accessed via another set of stairs, boasts high ceilings with an impressive 2.4m height. The principal bedroom suite is a true sanctuary, featuring an en-suite bathroom/wet room complete with feature lighting, backlit and de-misting mirrors, shower niches, bath, and his and hers sinks. This bedroom enjoys commanding views to the rear through an expansive window that fills the space with natural light and even has its own separate dressing room. Bedroom six is also a double size bedroom. There is an abundance of storage throughout this level, including under-eaves storage with integrated lighting. All Velux roof windows are complemented by blackout blinds to ensure restful nights.

Outside, the generously proportioned south-facing garden affords a high degree of privacy and provides an ideal space for relaxation and entertaining. A substantial patio measuring 12m x 5m is finished with Italian porcelain slabs and features an integrated planted bed and two low steps leading down to the lawn. A 12ft x 8ft shed provides useful additional storage and completes this exceptional outdoor space.



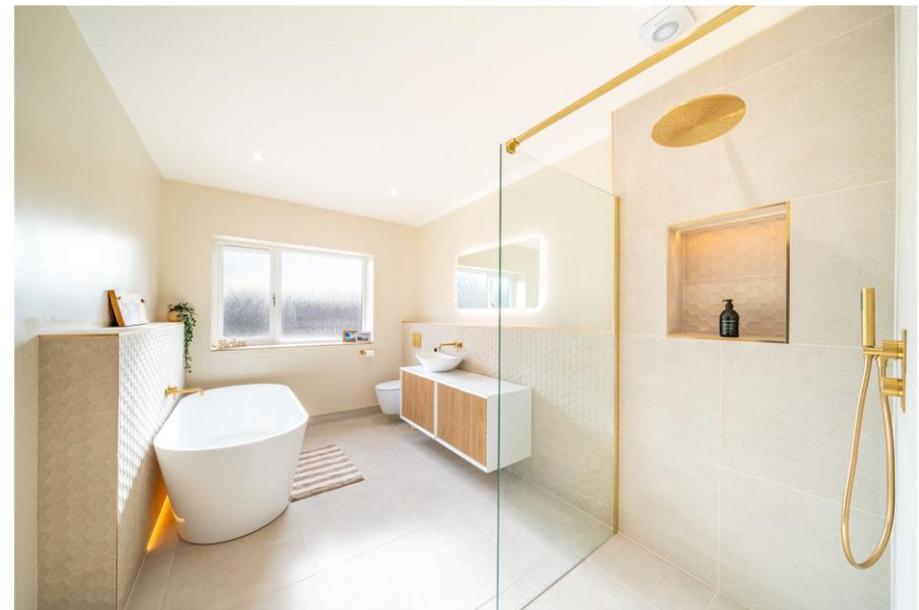


















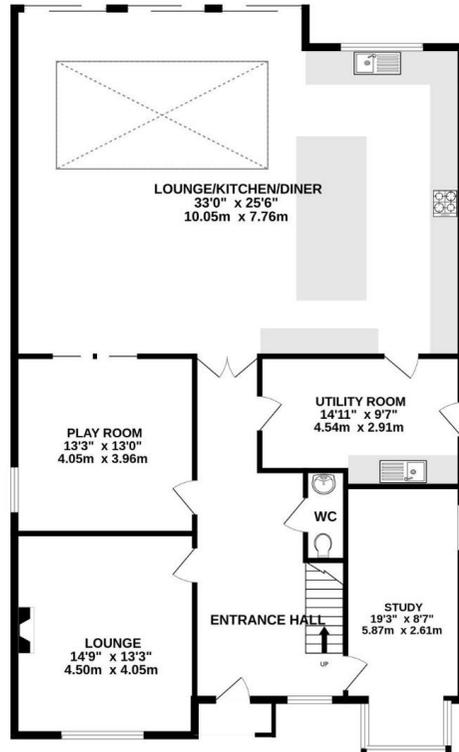


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

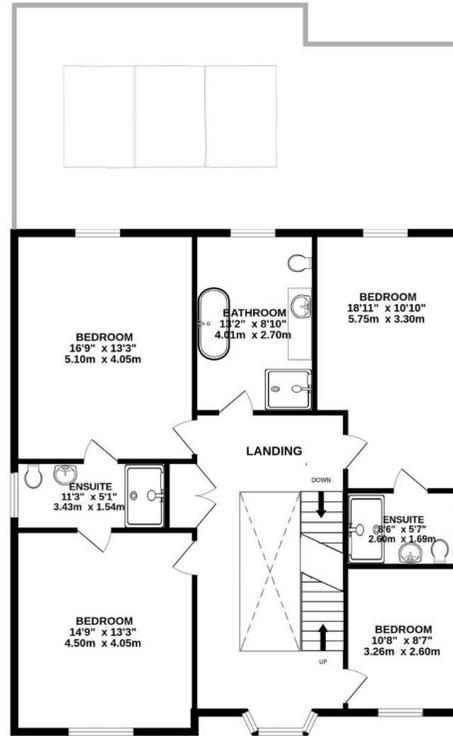
### Accommodation & Amenities

- Approximately 4000 square feet of architect-designed accommodation across three floors with no-expense-spared renovation back to bare brick and a three-storey rear extension.
- Impressive triple height entrance hall soaring across all three floors and crowned by an automatic rooflight that provides natural ventilation.
- Spectacular 800 square foot kitchen-diner-living space featuring exposed original brickwork, 2m x 4m skylight with timber rafters, 6m sliding door to garden, and impressive 3m island with Quartz Carrera Classic worktops.
- Four reception rooms including a lounge with log burner and oak parquet flooring, playroom with pocket doors, and home office with feature brick wall.
- Six bedrooms across first and second floors including principal suite with en-suite bathroom, dressing room, dual sinks, and commanding rear views, plus two further en-suites.
- Internet hardwired to most rooms for full uninterrupted Wi-Fi and smart device connectivity, plus hardwired Ring doorbell and three connection points for Ring security cameras.
- Well-appointed utility room with space for secondary fridge, 2.4m boot storage, and integrated drying facilities, plus separate ground floor WC.
- Large south-facing rear garden with 12m x 5m Italian porcelain patio and dedicated 6mm copper wire installed for future EV charger at front of house

GROUND FLOOR  
1689 sq.ft. (156.9 sq.m.) approx.



1ST FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



2ND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



**TOTAL FLOOR AREA : 3950 sq.ft. (367 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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