



Rex Gooding

15 Ella Road, West Bridgford, NG2 5GX

Guide Price: £595,000

This beautifully presented four-bedroom semi-detached home is ideally situated in the highly sought-after area of West Bridgford, within easy walking distance of The Avenue and its excellent selection of independent shops, cafés, restaurants and local amenities.

Arranged over three spacious floors, the property offers a wonderful blend of period charm and modern living, with tasteful décor throughout and a wealth of original features that add character and warmth. The ground floor comprises two reception rooms, with the second having been thoughtfully extended to create a stunning open-plan dining, kitchen and living space, making it the heart of the home and ideal for both everyday family life and entertaining. The property benefits from four well-proportioned bedrooms and two bathrooms, with the impressive top-floor principal bedroom enjoying the privacy of its own en-suite shower room. In addition, there is useful loft space, providing further storage potential.

Further enhancing the accommodation is a practical cellar, ideal for additional storage. Outside, the property boasts an attractive rear garden featuring a decked seating area, perfect for entertaining family and friends, alongside a lawn, established gardens and useful external storage. To the front, a driveway provides off-road parking for two vehicles.

Combining generous accommodation, character features, practical storage and an enviable location in one of West Bridgford's most desirable neighbourhoods, this exceptional family home offers the perfect balance of period charm and contemporary living.

Accommodation & Amenities

- Beautifully presented four-bedroom semi-detached family home in the highly sought-after area of West Bridgford.
- Spacious accommodation arranged over three floors, blending period charm with stylish modern living.
- Stunning extended open-plan kitchen, dining and family room, perfect for everyday living and entertaining.
- Four generous bedrooms, including a top-floor principal suite with an en-suite shower room.
- Practical cellar, useful loft space, off-road parking for two vehicles, and excellent storage throughout.
- Attractive rear garden with a decked seating area and lawn, all within walking distance of The Avenue and its excellent amenities.





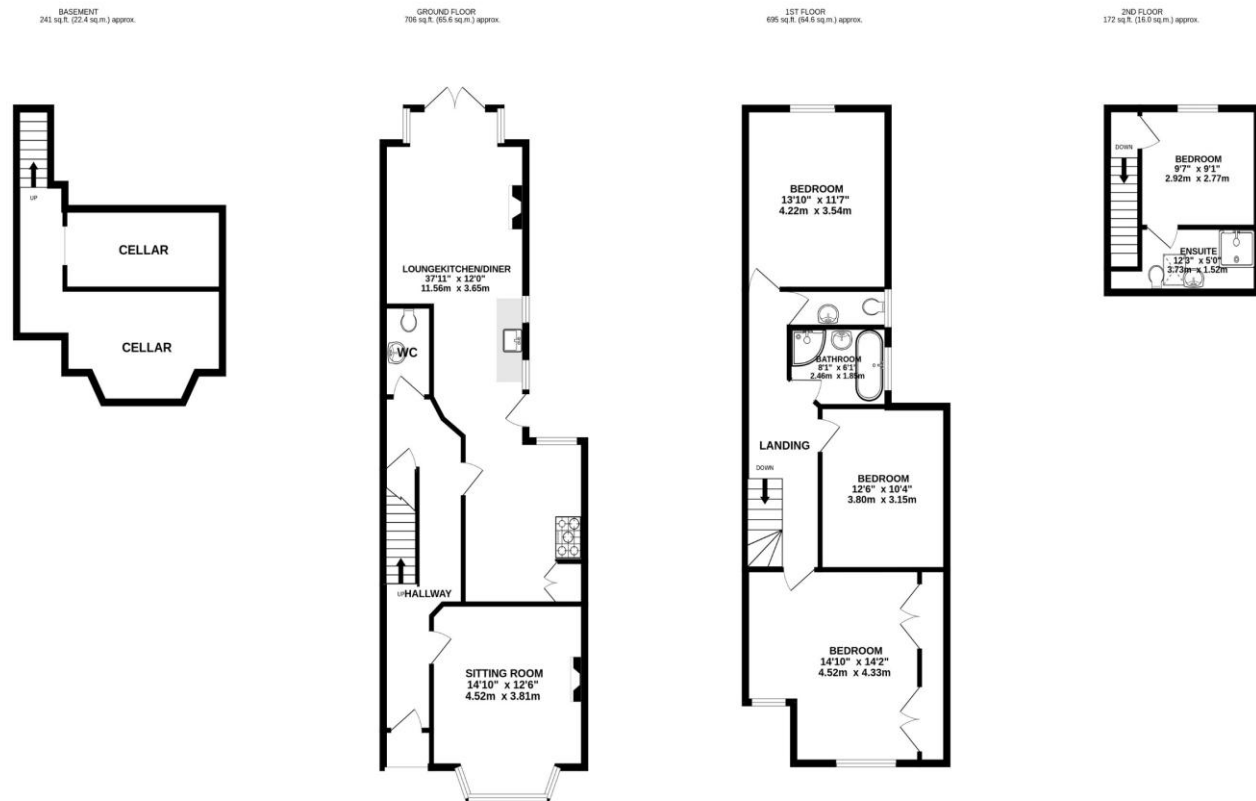








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1814 sq.ft. (168.5 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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