



Rex Gooding

110 Edward Road, West Bridgford, NG2 5GF

Guide Price: £699,950

110 Edward Road, West Bridgford, NG2 5GF

A truly exceptional period family home extending to over 1,860 sq. ft, where timeless character and stylish contemporary living combine to superb effect. Occupying a larger than average plot adjoining Bridgford Park, the property enjoys delightful views across the tennis courts and parkland beyond — a rare and enviable backdrop in the heart of West Bridgford.

From the moment you arrive, this handsome bay fronted semi-detached home impresses with its striking façade and immediate kerb appeal. Step inside and the generous proportions reveal themselves at once, with elegant original features sitting effortlessly alongside modern finishes to create a home that is ready to enjoy from day one.

At the heart of the property lies a spectacular open plan kitchen, dining and family space. Flooded with natural light from multiple aspects and opening seamlessly onto the rear garden, it is a room designed as much for the rhythms of everyday family life as for entertaining on a grand scale. The contemporary shaker style kitchen provides extensive cabinetry, quality worktops and ample preparation space, while the adjoining dining and seating areas create a wonderfully sociable environment where everyone naturally gathers.

To the front, a beautifully appointed bay fronted reception room offers wonderful proportions and a feature fireplace complete with log burning stove — the perfect spot for cosier evenings. A useful utility room and ground floor WC complete the accommodation on this level.

The first floor provides three generous double bedrooms and a beautifully appointed family bathroom, with one bedroom enjoying the considerable luxury of an adjoining dressing room. Occupying the entire second floor is a magnificent loft conversion, creating an impressive principal suite with its own ensuite shower room and extensive storage. Whether enjoyed as a luxurious main bedroom, guest accommodation or a teenager's retreat, this floor offers outstanding versatility.

Outside, the south facing rear garden has been thoughtfully landscaped to strike the perfect balance between entertaining and relaxation. A substantial raised deck provides an ideal setting for al fresco dining, the generous lawn offers plenty of space for children to play, and mature boundaries lend an excellent degree of privacy — a genuinely peaceful setting to enjoy throughout the seasons.

Perfectly positioned for excellent schools, local parks, cafés, restaurants and West Bridgford town centre, the home also benefits from superb transport links into Nottingham City Centre and beyond. Homes of this calibre — offering such an exceptional combination of space, presentation and location — rarely remain available for long, and an early viewing is strongly advised.

Accommodation & Amenities

- Exceptional four bedroom period family home offering over 1,860 sq. ft of beautifully presented accommodation
- Larger than average plot adjoining Bridgford Park with pleasant views across the tennis courts
- Spectacular open plan kitchen, dining and family space opening onto the south facing garden
- Magnificent second floor principal suite with ensuite shower room and extensive storage
- Bay fronted reception room with feature fireplace and log burning stove
- Superbly positioned for excellent schools, West Bridgford town centre and transport links into Nottingham









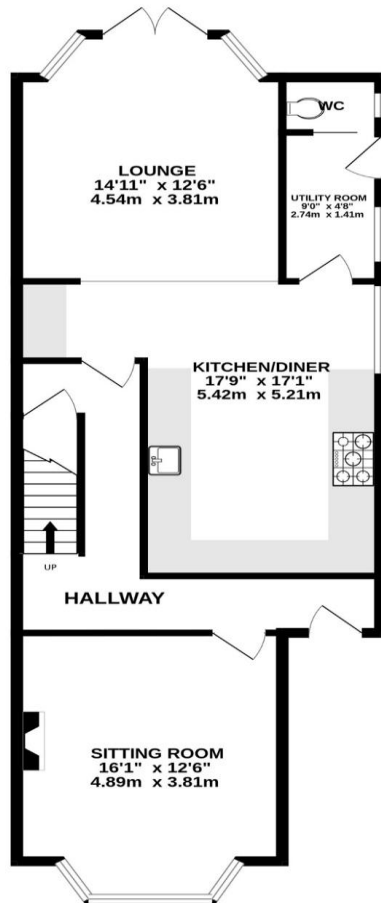




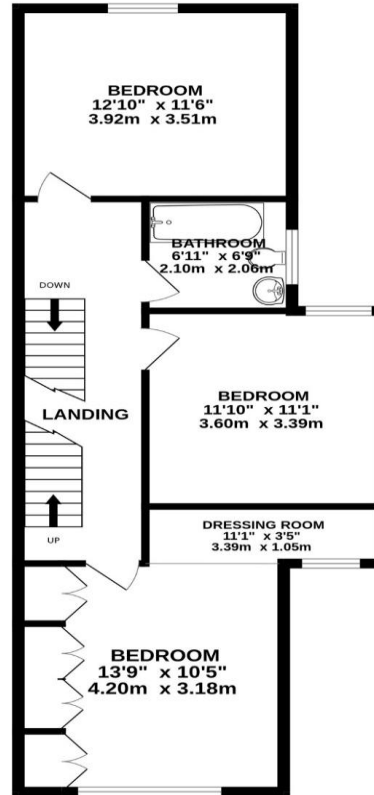


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

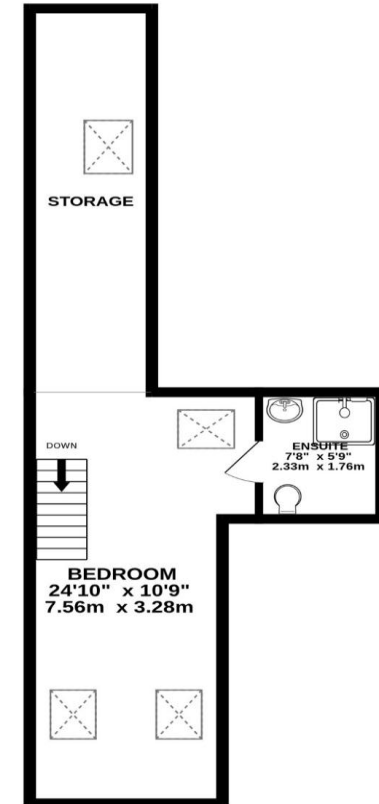
GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1863 sq.ft. (173.1 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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