

Rex Gooding



188 Musters Road, West Bridgford, NG2 7AL

Guide Price: £1,395,000

Occupying a handsome corner plot in one of West Bridgford's most sought-after residential streets, this impressive, detached Edwardian family home dates to circa 1910 and retains much of the character and craftsmanship that defines the period. Set within catchment of some of the finest schools in the area, the property has been thoughtfully extended, updated and modernised by its current owners to deliver a home that is as practical and comfortable as it is full of charm - a rare balance that is immediately apparent from the moment you step inside.

The original proportions have been preserved where they matter most, with handsome period features lending warmth and authenticity throughout. Where the home has evolved, it has done so with real consideration: walls have been removed and generous glazing introduced, including large windows and sliding patio doors, to flood the interior with natural light and draw the eye outward to a substantial covered deck that makes a seamless connection between inside and out. Whether entertaining on a summer evening or simply enjoying a quiet morning, the relationship between the open-plan living space and the outdoor terrace is one of the home's most compelling qualities.

The ground floor is arranged around a magnificent L-shaped open-plan kitchen, dining and sitting room that forms the true heart of the home. The kitchen and dining area alone extends to over twenty-six feet in length at 26'7" x 12'4", while the sitting room at 17'9" x 9'3" wraps around to create a generous and flowing everyday living space. Together, these areas provide an exceptional environment for family life and entertaining, with the sliding patio doors opening directly onto the covered deck to extend the space further still during warmer months. A separate lounge to the front at 18'1" x 13'3" offers a more formal or quieter retreat, retaining its fine bay window and the pleasing proportions typical of the Edwardian era. A utility room and ground floor cloakroom complete the practical layout at this level.

The first floor accommodates four well-proportioned double bedrooms. The principal bedroom measures 15'1" x 12'4" and is served by its own dressing room, whilst a second bedroom at 12'0" x 9'3" benefits from a private en-suite shower room. Two further bedrooms, measuring 16'1" x 13'3" and 12'0" x 11'6" respectively, are served by the family bathroom, and a separate dedicated bathroom provides a further touch of indulgence that feels entirely at home in a property of this age and character. To the second floor, a substantial loft and storage area extending to some 752 sq ft offers considerable scope for further use, subject to any necessary consents, whether as additional bedroom space, a studio or a dedicated study.

The property's versatility extends well beyond the main house. The current owners have acquired additional land to the rear, where a former coach house has been skilfully converted to create both a self-contained annexe and a substantial workshop. The annexe occupies the left-hand portion of the building, with a sitting room at 14'7" x 9'10" and an adjoining kitchenette and shower room at ground floor level, whilst the first floor provides a well-proportioned bedroom at 17'8" x 9'10", an arrangement that lends itself equally well to multi-generational living, an older teenager requiring independence, or longer-term guests. The workshop alongside, measuring 17'8" x 12'4", is a genuinely impressive space in its own right, with further storage of the same footprint above, making it equally suited to garaging, a dedicated workspace or, subject to appropriate permissions, conversion to provide additional ancillary accommodation.

With a total floor area of approximately 2,839 sq ft across the main house alone, and a further 755 sq ft across the coach house building, properties of this scale, character and flexibility rarely present themselves in this part of West Bridgford. Early viewing is strongly recommended to fully appreciate everything this exceptional family home has to offer.

Accommodation & Amenities

- A substantial detached Edwardian family home dating to circa 1910, occupying a corner plot in a highly regarded West Bridgford location within catchment of some of the area's finest schools.
- Beautifully extended and modernised throughout, featuring a magnificent L-shaped open-plan kitchen, dining and sitting room extending to over 26ft, with sliding patio doors opening onto a large, covered deck.
- Five double bedrooms across two upper floors, with a principal bedroom dressing room, en-suite shower room, family bathroom and a separate dedicated bathroom, plus a substantial second floor loft extending to some 752 sq ft.
- A detached self-contained annexe providing a sitting room, kitchenette, shower room and first floor bedroom - ideal for multi-generational living, an older teenager or guests.
- A substantial workshop measuring 17'8" x 12'4" with further storage above, offering excellent potential as garaging, a workspace or, subject to necessary permissions, additional ancillary accommodation.
- An exceptional combination of period character, modern family living and rare additional outbuildings, with a total floor area of approximately 3,594 sq ft across the main house and coach house building.















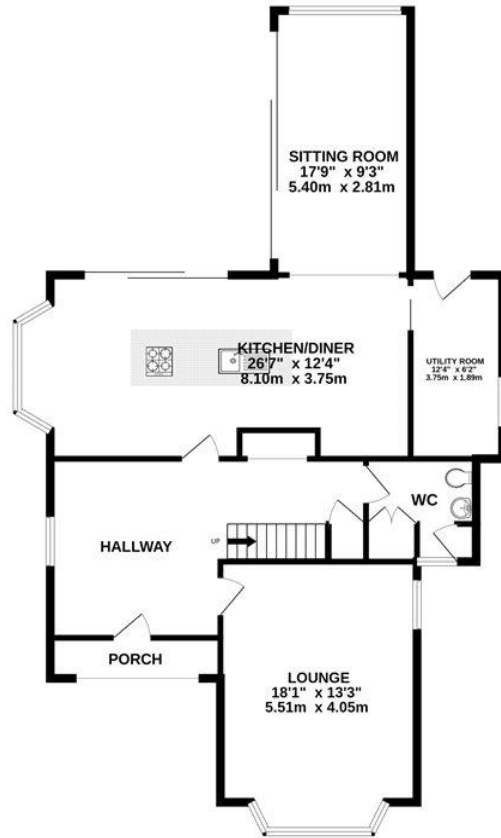




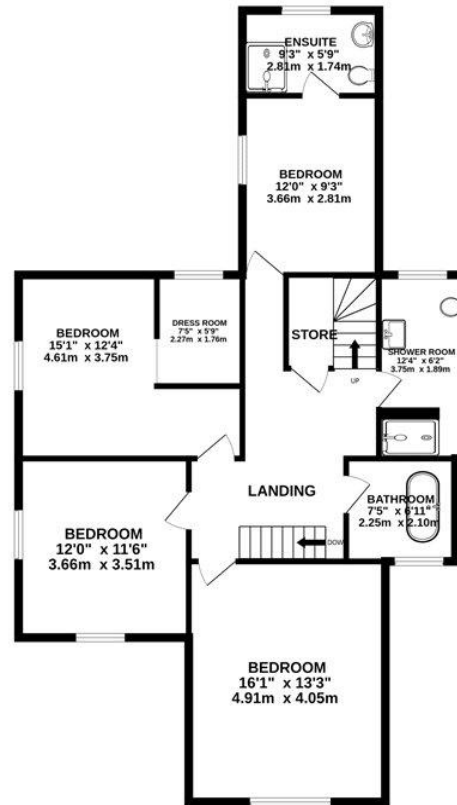


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

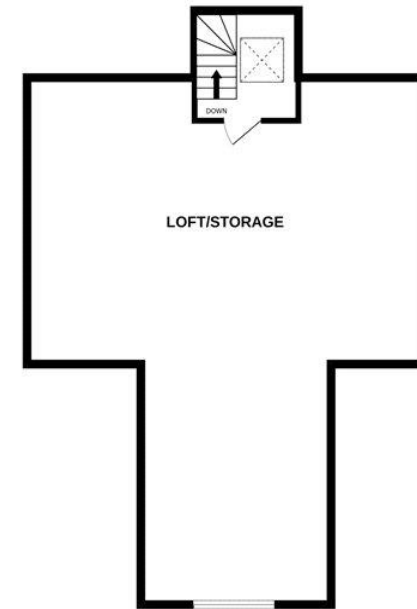
GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



2ND FLOOR
752 sq.ft. (69.9 sq.m.) approx.

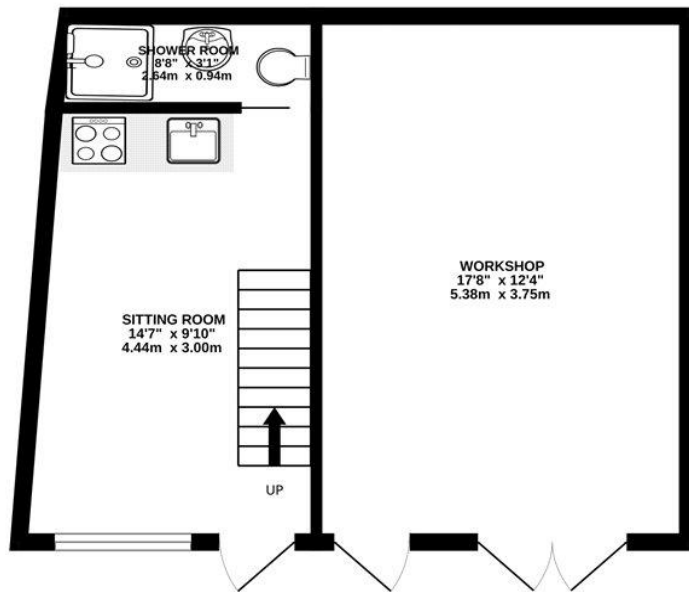


TOTAL FLOOR AREA : 2839 sq.ft. (263.7 sq.m.) approx.

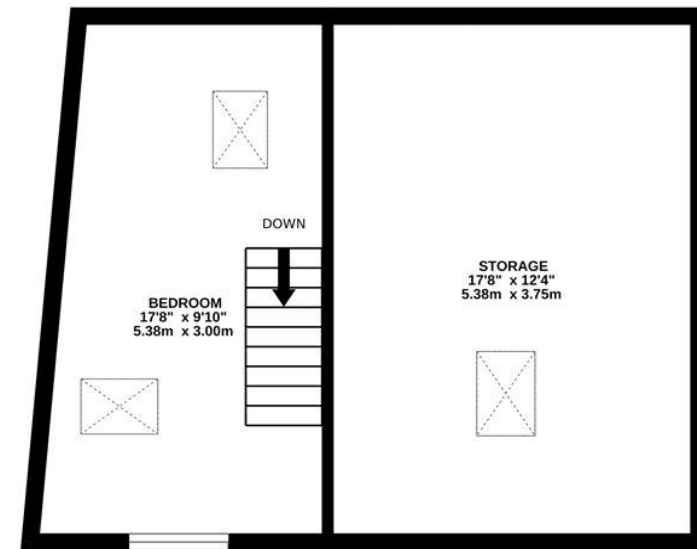
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.

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