

**Rex Gooding**



**47 Gertrude Road & The Coach House, West Bridgford, NG2 5BZ**

Guide Price: £750,000

47 Gertrude Road & The Coach House. This exceptional Victorian semi-detached home presents a truly unique opportunity to acquire not one but two properties on a single plot in the highly sought-after Lady Bay area. The main residence at 47 Gertrude Road showcases all the character and charm you would expect from a period property, enhanced by thoughtful modern extensions that create a perfect blend of traditional elegance and contemporary family living. The addition of a completely separate detached single storey property at the rear makes this an incredibly versatile proposition, ideal for multi-generational families, those with older children seeking independence, or buyers looking to combine residential living with a home-based business venture, subject to obtaining the necessary planning permissions.

The main house welcomes you through an entrance hall into a beautiful bay-fronted living room where soaring ceilings adorned with original coving and a striking feature fireplace create an immediate sense of grandeur and period authenticity. The second reception room offers a wonderfully cosy atmosphere with its log-burning stove framed by elegant built-in bookshelves flanking the chimney breast, providing the perfect retreat for quieter moments. The heart of the home is undoubtedly the magnificent architect-designed kitchen and dining area, a stunning extended space flooded with natural light through carefully positioned windows and crowned by dramatic vaulted ceilings that create an incredible sense of volume and airiness. This spectacular room enjoys delightful views over the rear garden and provides an inspiring space for both everyday family life and entertaining on a grander scale. Practical considerations haven't been forgotten, with a convenient downstairs cloakroom completing the ground floor accommodation.

Ascending to the first and second floors, you'll discover four generously proportioned bedrooms that provide ample space for a growing family, along with a well-appointed family bathroom. The layout offers flexibility for various family configurations and home working requirements, whilst maintaining the character and proportions typical of Victorian architecture.

The Coach House is a remarkable feature in its own right, offering an impressive L-shaped single-storey layout that feels entirely self-contained. At its heart lies a spectacular 25-foot lounge and dining area that provides wonderful open-plan living space, complemented by a separate kitchen that ensures complete independence from the main house. A comfortable double bedroom and modern shower room complete the accommodation, creating a completely functional home that could suit a variety of needs, from housing extended family members to providing private guest quarters or even a professional workspace for those running their own business.

Positioned discreetly at the rear of the plot, the Coach House enjoys a peaceful, secluded setting whilst maintaining its own separate access, ensuring privacy and independence from the main residence. The property also benefits from off-street parking via a driveway, a valuable asset in this popular residential area. This rare configuration of two distinct properties sharing attractive garden grounds truly sets this opportunity apart in the Lady Bay property market, offering a lifestyle solution that simply isn't available elsewhere in the area.

### **Accommodation & Amenities**

- Extended Victorian semi-detached home plus separate detached single storey Coach House in sought-after Lady Bay
- Bay-fronted living room with high ceilings, original coving and feature fireplace
- Stunning architect-designed kitchen diner with vaulted ceilings and garden views
- Four bedrooms across first and second floors with family bathroom
- Second reception room featuring log-burning stove and built-in bookshelves
- Self-contained annex with 25-foot lounge diner, kitchen, bedroom and shower room
- Beautiful position at rear of garden with independent access, ideal for relatives or business use
- Off-street parking via driveway









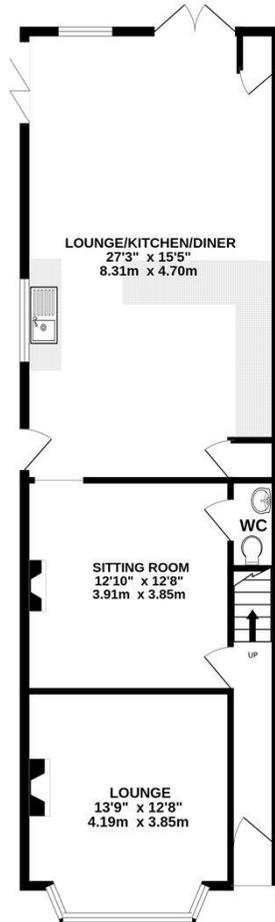




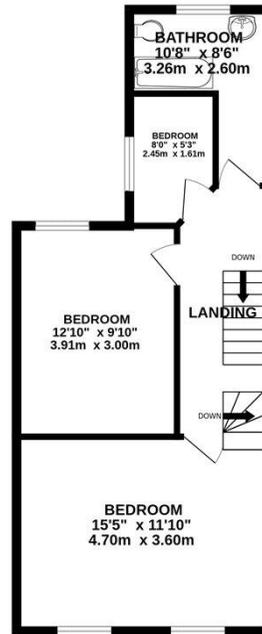




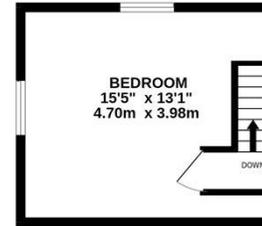
GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR  
201 sq.ft. (18.7 sq.m.) approx.

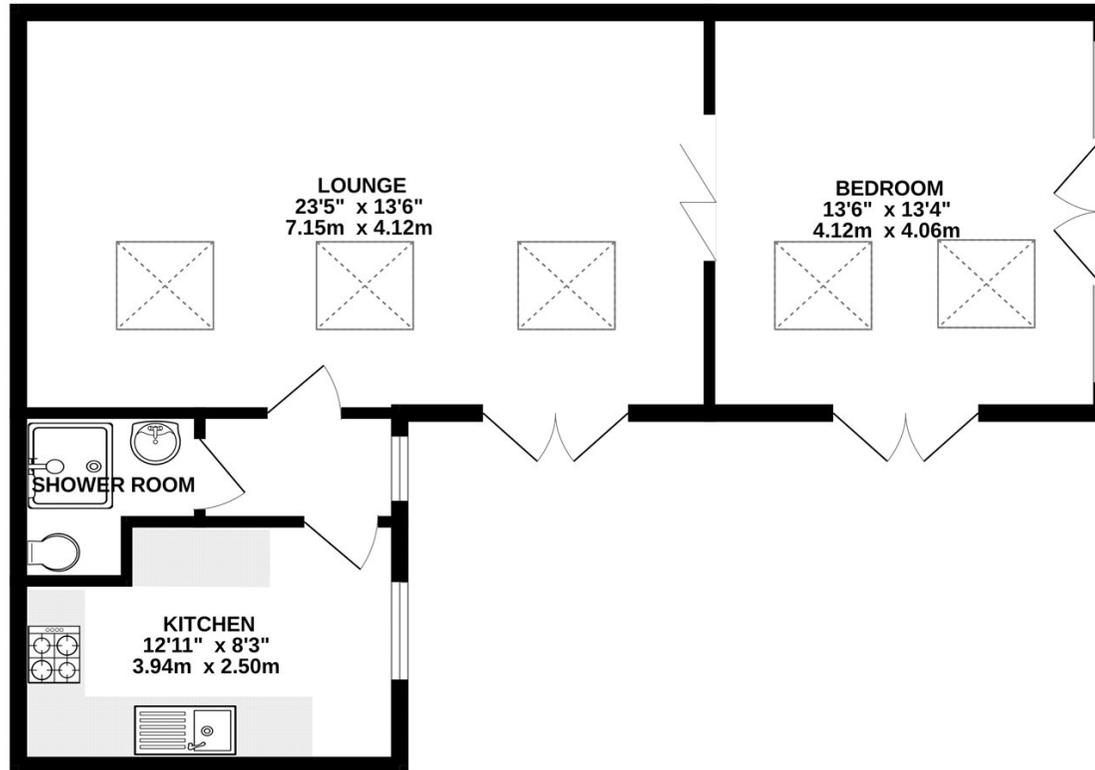


TOTAL FLOOR AREA: 1503 sq.ft. (139.6 sq.m.) approx.

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  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

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