



13 Denton Drive, West Bridgford, NG2 7FS

Guide Price: £425,000

Rarely does a detached family home present such an exceptional combination of generous proportions, versatile living spaces and untapped potential — all within one of the East Midlands' most sought-after addresses. Offering well over 1,600 sq.ft. across two floors, this substantial property delivers a footprint that goes far beyond the typical family detached and opens the door to a lifestyle that genuinely has room to breathe. The home would benefit from some general updating and modernisation throughout, and for buyers with vision this represents a brilliant opportunity to put their own stamp on a property of real size and substance — adding value in the process.

The entrance hallway connects a thoughtfully arranged ground floor that balances sociable spaces with quieter corners. At the front, a separate lounge with a curved bay window provides a refined retreat, while the magnificent main sitting room — over 24 feet in length — forms the heart of the home. Few properties at this price point can offer a living space on this scale. Glazed doors open into the conservatory, which overlooks the rear garden and works effortlessly as a dining room or weekend retreat across the seasons.

What truly sets this property apart is its extraordinary extended footprint. Alongside the kitchen, the ground floor also accommodates a utility room, boiler room and dedicated workshop — additional square footage that simply doesn't exist in comparable homes. The workshop alone could become a home gym, studio or professional workspace, while the ancillary rooms keep everyday clutter completely out of the main living areas. Upstairs, four bedrooms include a principal room with its own dressing room, two further doubles and a flexible fourth bedroom, all served by a generous family bathroom.

West Bridgford consistently ranks among the most desirable places to live in the country, and rightly so. An independent-led high street buzzing with restaurants, cafés and boutiques, outstanding schools at every level, beautiful riverside walks along the Trent and excellent connections into Nottingham city centre combine to create a quality of life that is genuinely hard to match. Property here holds its value strongly — making this not just a wonderful place to live, but a sound long-term investment.

Accommodation & Amenities

- A substantial detached home offering well over 1,600 sq.ft. of accommodation across two floors in one of the East Midlands' most sought-after addresses.
- A magnificent main sitting room stretching over 24 feet in length, opening through to a rear conservatory overlooking the garden.
- An extraordinary extended footprint including a utility room, boiler room and dedicated workshop — additional space that simply doesn't exist in most comparable homes.
- Four bedrooms upstairs including a principal room with its own dressing room, two further doubles and a flexible fourth bedroom.
- The property would benefit from some updating and modernisation throughout, presenting a brilliant opportunity to add value and put your own stamp on a home of real size and substance.
- West Bridgford offers outstanding schools, a vibrant independent high street, beautiful riverside walks and excellent links into Nottingham city centre.

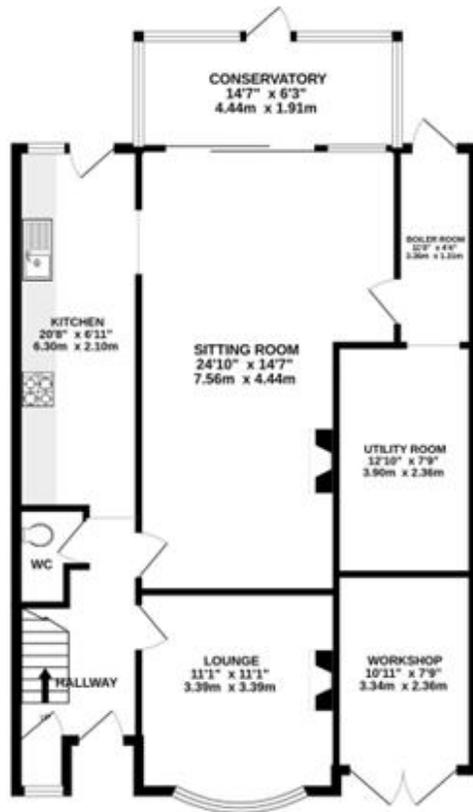








GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1614 sq.ft. (148.9 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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