

Rex Gooding



32 Albert Road, West Bridgford, NG2 5GS

Guide Price: £800,000

Guide Price £800,000 - £830,000. Occupying a truly enviable position overlooking the open green space of Bridgford Park and just a short walk from the popular amenities of Central Avenue, this distinguished detached period home offers a rare combination of character, space and contemporary comfort that is sure to appeal to the most discerning of buyers.

From the moment you step inside, the quality and attention to detail is immediately apparent. The welcoming entrance hall sets the tone beautifully, with its elegant panelled walls, feature picture rail and warm wooden flooring, all complemented by the original staircase rising gracefully to the first floor. Thoughtfully designed storage is discreetly tucked away to the left of the front entrance and beneath the stairs, ensuring practicality without compromising the aesthetic charm of this wonderful space.

The sitting room is a particularly impressive reception, bathed in natural light through double glazed windows to the front elevation fitted with built-in plantation blinds. Original coving, a picture rail and a delicate ceiling rose all speak to the home's period credentials, while a replacement cast iron fireplace with tiled inset and gas living flame fire provides a stunning focal point and a sense of warmth and occasion. Built-in shelving to one side of the chimney breast adds both character and functionality.

To the rear, the open plan dining and kitchen is a wonderfully sociable space, ideal for modern family life and entertaining alike. The kitchen is fully fitted with a generous range of wall and base units topped with elegant Corian work surfaces, housing a stainless steel sink with chrome mixer tap, built-in oven, hob and stainless steel extractor over. There is plentiful space for an American style fridge freezer and dishwasher, while the tiled kitchen floor gives way to warm wooden flooring in the dining area. A further rear section provides additional storage and a quiet study area, with a window and door opening directly onto the beautiful garden beyond. A discreet downstairs cloakroom with low flush WC and side window completes the ground floor accommodation.

Ascending to the first floor, a well-proportioned landing with plantation blinds serves four generously sized bedrooms and a luxurious family bathroom, with the added convenience of a separate WC. The principal bedroom is a truly beautiful room, featuring a graceful bay window to the front elevation, original coving, picture rails, panelled walls and built-in plantation blinds, all combining to create an atmosphere of quiet elegance. The second bedroom enjoys a dual aspect to the rear and side, retaining the same period detailing of coving, picture rails and panelled walls, along with a charming fireplace and built-in storage. The third bedroom similarly benefits from rear and front aspects, panelled walls, plantation blinds, a fireplace and built-in storage, whilst the fourth bedroom is a well-proportioned room with a front-facing window, offering flexible use as a guest room, nursery or home office.

The family bathroom is a generously sized and stylishly appointed space, fitted with a contemporary three-piece suite comprising an L-shaped panelled bath with mains-fed rain shower over, a chrome and glass shower screen, and a vanity unit wash hand basin with chrome mixer tap set into a composite worktop. Fully tiled walls and a ceramic tiled floor complete the look, with a plantation-blinded side window allowing natural light to filter through. The separate WC is equally well-finished, with a concealed cistern low flush WC, tiled floor and plantation-blinded window to the side elevation.

Externally, the property is equally impressive. To the front, a smart block-paved driveway with electric gated access and EV charging point provides convenient off-road parking, leading to the front entrance door, with secure gated access to the side offering an additional block-paved approach. The rear garden is a true delight, accessed via a side gate and opening onto a generous paved terrace that overlooks a beautifully maintained lawned garden, thoughtfully landscaped and planted with a varied and attractive array of trees, plants and shrubs, creating a wonderfully private and tranquil outdoor retreat.











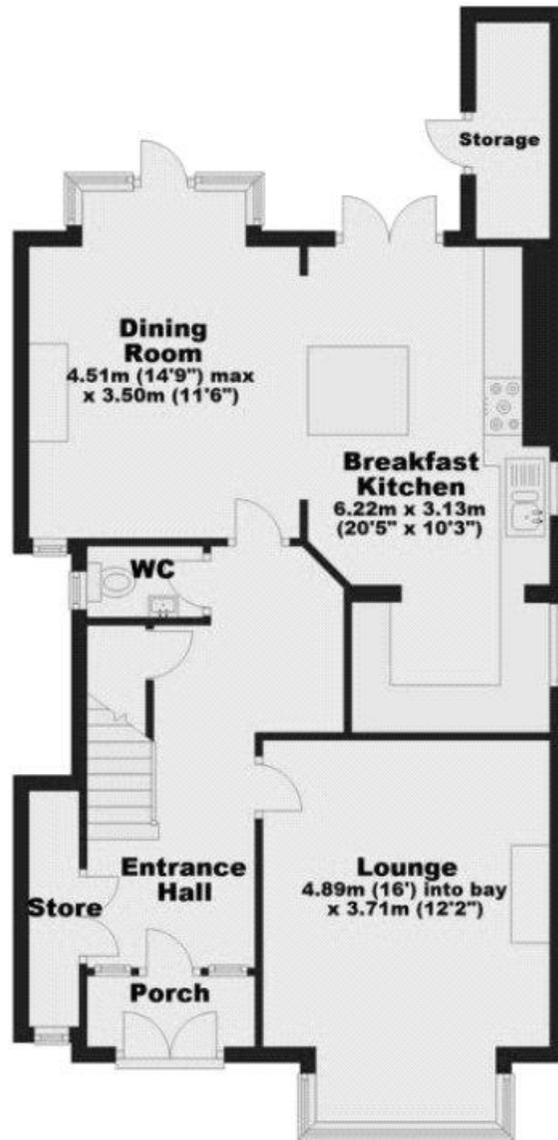




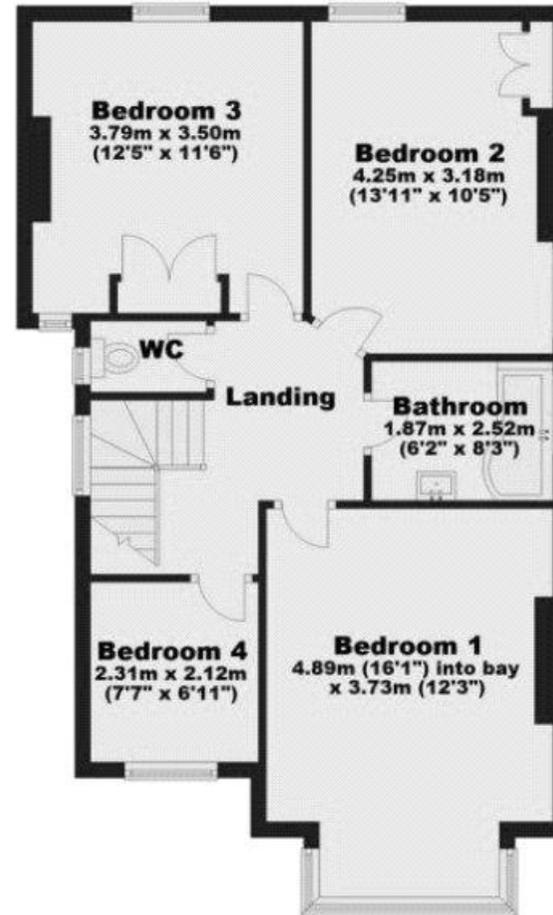
Accommodation & Amenities

- A distinguished detached period home occupying an enviable position overlooking Bridgford Park, just a short walk from the amenities of Central Avenue.
- Four generously sized bedrooms, including a stunning principal bedroom with bay window and period detailing throughout.
- Impressive open plan dining kitchen with Corian work surfaces, complemented by a elegant sitting room with cast iron fireplace.
- Luxurious family bathroom with L-shaped bath and mains-fed rain shower, plus a separate WC.
- Smart block-paved driveway with electric gated access and EV charging point, alongside a beautifully maintained and private rear garden.
- A wealth of period features throughout, including original coving, picture rails, panelled walls and plantation blinds.

Ground Floor
Approx. 70.1 sq. metres (754.1 sq. feet)



First Floor
Approx. 64.8 sq. metres (697.8 sq. feet)



Total area: approx. 134.9 sq. metres (1452.0 sq. feet)