

*Rex* Gooding



**6 Terrian Crescent, West Bridgford, NG2 6ED**

**Guide Price: £595,000**

## 6 Terrian Crescent, West Bridgford, NG2 6ED

Nestled within a tranquil cul-de-sac just moments from the vibrant Central Avenue, this extraordinary residence represents a rare opportunity to own a truly exceptional family home. Originally two separate properties, this remarkable conversion has been thoughtfully transformed into one expansive dwelling that seamlessly blends generous living spaces with the utmost privacy and convenience.

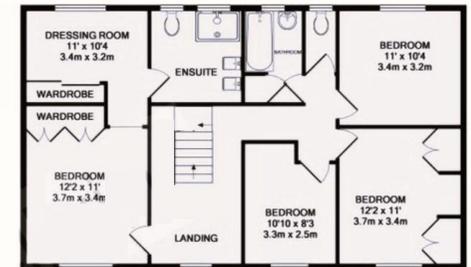
The property's most striking feature is undoubtedly its substantial private plot, where the rear garden creates an oasis of serenity that feels worlds away from the bustling energy of the nearby Central Avenue. This beautifully proportioned outdoor space offers an incredibly private and peaceful retreat, providing the perfect backdrop for entertaining, relaxation, or simply enjoying quiet family moments throughout the seasons.

Upon entering through the welcoming reception hall, you'll discover the heart of this magnificent home in the impressive L-shaped lounge and dining area, which flows effortlessly into the separate living room, creating versatile spaces for both intimate family gatherings and larger social occasions. The bright and airy conservatory extends the living space further, offering a delightful transition between the indoor and outdoor environments, while the well-appointed breakfast kitchen serves as the perfect hub for daily family life.

The thoughtfully designed upper level features a luxurious principal bedroom suite complete with a practical dressing room and private ensuite bathroom, creating a true sanctuary for the homeowners. Three additional well-proportioned bedrooms provide flexibility for growing families, guests, or home office requirements, all served by a



GROUND FLOOR  
APPROX. FLOOR  
AREA 991 SQ.FT.  
(92.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 866 SQ.FT.  
(80.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1856 SQ.FT. (172.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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