

**Rex Gooding**



**32 Edward Road, West Bridgford, NG2 5GB**

**Guide Price: £350,000**

Guide Price £350,000 - £375,000. This charming bay fronted Victorian home occupies a highly sought-after position in West Bridgford, perfectly situated within walking distance of the popular local park. The property's traditional facade belies the generous proportions within, offering a wonderful blend of period character and modern convenience that makes it ideal for growing families or those seeking additional space.

The thoughtfully arranged accommodation flows beautifully across two floors, beginning with two well-proportioned reception rooms that provide excellent flexibility for both formal entertaining and everyday family life. The kitchen diner creates a natural hub for the home, perfect for casual dining and social gatherings, while maintaining easy access to the delightful west-facing rear garden that enjoys afternoon and evening sunshine.

Upstairs, three spacious double bedrooms offer comfortable accommodation for family and guests, complemented by a well-appointed family bathroom. For those requiring additional space, the property presents exciting potential to create a fourth bedroom with en-suite facilities in the loft area, subject to obtaining the necessary planning permissions, which would further enhance the home's appeal and functionality.

Practical benefits include the convenience of off-street parking to the front of the property, gas central heating throughout, and double glazing for comfort and efficiency. With no upward chain, this represents an excellent opportunity to secure a characterful Victorian home in one of West Bridgford's most desirable locations, combining period charm with modern living potential and room for future enhancement.

### **Accommodation & Amenities**

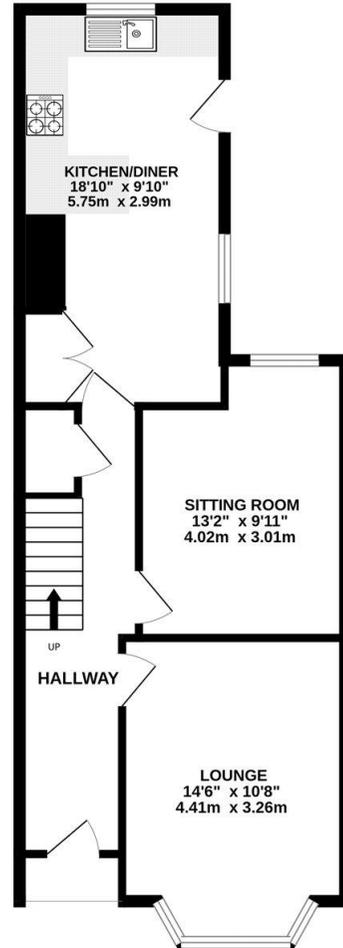
- Charming bay fronted Victorian home in highly sought-after West Bridgford location, within walking distance of the local park.
- Two well-proportioned reception rooms providing excellent flexibility for entertaining and family life.
- Kitchen diner creates a natural hub with easy access to the delightful west-facing rear garden.
- Three spacious double bedrooms and a well-appointed family bathroom across two floors.
- Exciting potential to create a fourth bedroom with en-suite in the loft area, subject to planning permission.
- Practical benefits include off-street parking, gas central heating, and double glazing throughout.
- Perfect blend of period character and modern convenience, ideal for growing families seeking additional space.
- No upward chain.



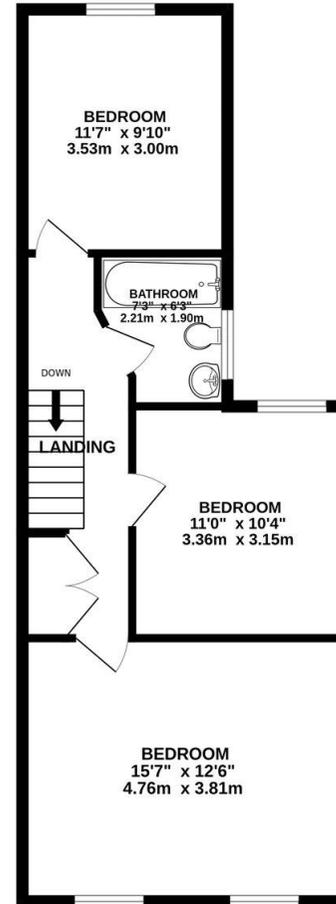




GROUND FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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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