

Rex Gooding



51 Pierrepont Road, West Bridgford, NG2 5DX

Guide Price: £425,000

Nestled in one of Nottingham's most coveted residential addresses, this handsome bay-fronted Victorian family home in the ever-popular Lady Bay conservation area offers a rare combination of period charm, generous living space, and outstanding long-term potential — all available with the added peace of mind of no upward chain.

From the moment you step through the front door, the character of the property makes itself known. The entrance hall sets an elegant tone, leading through to a beautifully proportioned bay-fronted living room where a feature fireplace serves as a natural focal point, filling the room with warmth and timeless appeal. A separate dining room, with its own fireplace and windows to both the garden and side aspect, has been thoughtfully opened up to the kitchen, creating a wonderfully sociable kitchen-diner that sits at the heart of the home. French doors draw the eye outward and invite the outside in, opening directly onto a generous patio — the perfect setting for summer entertaining or simply enjoying the large, private rear garden beyond.

To the first floor, three well-proportioned bedrooms and a family bathroom provide comfortable and versatile accommodation for the growing family. Yet perhaps the most exciting prospect lies above — the loft space offers tremendous potential to create a fourth bedroom complete with en-suite shower room, subject to the necessary planning consents, with the landing conveniently positioned to accommodate a staircase rising to this additional level. The scope to add meaningful square footage and genuine value is immediately apparent.

Practical considerations have not been overlooked, with gas central heating and double glazing throughout ensuring year-round comfort and efficiency. Families will also note with interest that the property falls within the catchment areas for both Lady Bay Primary School and Rushcliffe Spencer Academy, making this a truly compelling proposition for those with children of all ages.

Accommodation & Amenities

- Handsome bay-fronted Victorian family home in the highly sought-after Lady Bay conservation area, offered with no upward chain.
- Characterful living room with a striking bay window and feature fireplace, complemented by a separate dining room also with a fireplace.
- Sociable open-plan kitchen-diner with French doors leading out to a large patio and generous private rear garden.
- Three well-proportioned first-floor bedrooms served by a family bathroom.
- Exceptional loft conversion potential to create a fourth bedroom with en-suite, subject to planning, with landing space already in place for a staircase.
- Gas central heating and double glazing throughout, within the catchment for Lady Bay Primary School and Rushcliffe Spencer Academy.





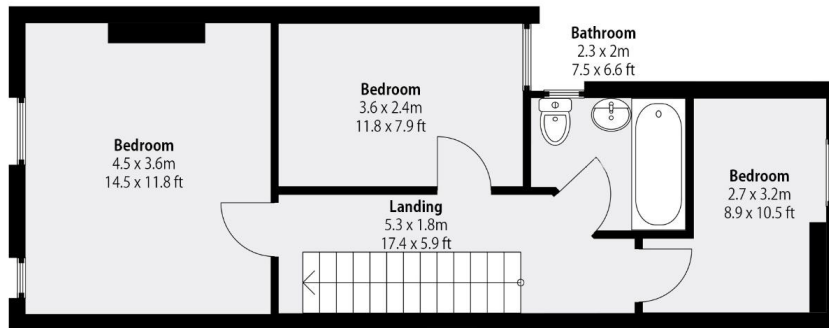




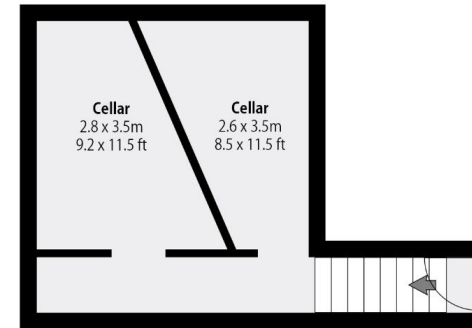
Ground Floor



First Floor



Cellar



Main House Area: 93.3m² | 1004.3 Sq Ft.
Total Combined Area: 113.2m² | 1218.5 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.