

**Rex Gooding**



**28 Stanley Road, West Bridgford, NG2 6DF**

**Guide Price: £525,000**

This exceptional four-bedroom semi-detached family home occupies a prime position in the heart of Central West Bridgford, one of Nottingham's most coveted residential areas. Spread across three beautifully proportioned floors, the property combines elegant period features with modern living spaces, all enhanced by the benefit of solar panels and abundant off-street parking including a carport and driveway in a lovely quiet cul-de-sac location.

Having been skilfully extended to provide an impressive amount of accommodation, the ground floor delivers an open-plan layout ideal for contemporary family life, with a fabulous kitchen diner spanning over twenty-three feet with French doors opening onto the garden, plus the convenience of a separate utility room and guest cloakroom. The sociable kitchen space, complete with breakfast bar, creates the perfect hub for everyday living and entertaining. The home feels both spacious and welcoming throughout, while the separate characterful bay-fronted lounge is complete with a fireplace.

Upstairs, the principal bedroom is an impressive size — formerly two rooms combined — and benefits from built-in wardrobes. Two further spacious bedrooms on this floor are also well proportioned and comfortably accommodate king-sized beds. and two stylish family bathrooms, one with a freestanding claw-foot bath, and the other a walk-in shower suite complete the first floor.

The top floor offers a superb additional king-size bedroom with Velux windows and under-eaves storage, along with a versatile extra room that could serve as a walk-in wardrobe or home office.

Outside, the west-facing rear garden provides a delightful private space with both decking and lawn areas, perfect for alfresco dining and children's play. The property's location is truly exceptional, within easy walking distance of Central Avenue's boutique shops, cafes and restaurants, while benefiting from access to some of the area's most sought-after schools. The property falls within the school catchment for the infant and junior schools, as well as The West Bridgford School, and is offered with no upward chain.

### **Accommodation & Amenities**

- Exceptional four-bedroom semi-detached family home in the heart of Central West Bridgford
- Skilfully extended across three floors with elegant period features and modern open-plan living spaces
- Ground floor features bay-fronted lounge, impressive 23ft+ kitchen/dining room with French doors, utility room and cloakroom
- Four well-appointed double bedrooms and two stylish bathrooms including freestanding claw-foot bath
- Spacious principal bedroom, formerly two rooms that have been knocked into one with built in wardrobes
- West-facing rear garden with decking and lawn, plus abundant parking including carport and driveway
- Prime location within walking distance of Central Avenue's shops, cafes and restaurants
- Within catchment for the sought-after West Bridgford School, Juniors and Infants
- No upward chain













**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 157.4 sq.m. (1,694 sq.ft.) approx