



**39 Priory Road, West Bridgford, NG2 5HW**

**Guide Price:**

Representing one of West Bridgford's finest examples of period residential architecture, this magnificent double-fronted detached house was crafted by the renowned Goodchild builders in the 1920s and sits with quiet confidence on arguably the most coveted road the area has to offer. Positioned in the highly sought-after middle section of this prestigious address, the property has been immaculately presented throughout, achieving that rare and elegant balance between cherished original character and thoughtfully introduced contemporary comfort.

From the moment you arrive, the house makes an unforgettable impression. The front garden is a work of landscape artistry in its own right, beautifully designed to capture the best of the morning light, with convenient parking discreetly positioned to the side so as not to disturb its charm. The rear garden is equally breathtaking, a true masterpiece of outdoor design that has been carefully orientated to offer two distinct seating areas, one to greet the morning sun and one to savour the evening warmth, making it a space that rewards its owners throughout the entire day.

Step inside and the generously proportioned entrance hall sets the tone immediately, providing a graceful introduction to the accommodation that follows. The formal lounge and dining room is a room of real grandeur, stretching to an impressive 23 feet in length, enjoying a double aspect outlook and opening directly onto the rear patio through elegant French doors. Equally full of personality, the separate living room benefits from a beautiful bay window adorned with original stained leaded glass, sympathetically encapsulated within modern wooden double-glazed frames that honour the home's heritage whilst ensuring year-round comfort.

The extended kitchen diner is a wonderful space for contemporary family living, bright and generously proportioned with lovely views over the rear garden. Velux windows pour natural light into the living and dining areas, while the kitchen itself is sleek and modern, featuring a breakfast bar island that makes it as sociable as it is practical. A door from the kitchen leads to a cleverly arranged inner lobby connecting both the front and rear of the house, off which sits a dedicated home office with its own Velux window and delightful garden views. This practical wing of the house is further enhanced by a downstairs WC, a separate and notably spacious utility room, and access to a generous garage and store, reachable from the driveway via handsome double timber doors and perfectly suited for bicycles, equipment and larger items.

The first floor is every bit as impressive. The principal bedroom is beautifully appointed and benefits from a private en-suite shower room, whilst three further well-proportioned bedrooms serve the remaining accommodation. A stylish family bathroom with a walk-in shower completes this exceptional upper floor.

Stunning in appearance, distinguished in character and set within a lovely plot just minutes from the boutiques, restaurants and amenities of Central Avenue, this is an extraordinarily rare opportunity to acquire one of West Bridgford's most admired homes.

### **Accommodation & Amenities**

- A magnificent Goodchild-built 1920s double-fronted detached house, beautifully balancing original period character with modern contemporary comfort on West Bridgford's most desirable road.
- Breathtaking front and rear gardens designed by a landscape architect, with two dedicated seating areas positioned to capture both the morning and evening sun.
- A formal lounge and dining room of real grandeur, stretching to an impressive 23 feet with double aspect views and French doors opening directly onto the rear patio.
- A bright and spacious extended kitchen diner with Velux windows, a modern fitted kitchen with breakfast bar island, and lovely views over the beautifully landscaped rear garden.
- Exceptional ancillary accommodation including a dedicated home office with garden views, a downstairs WC, a large utility room, and a generous garage and store accessed via double timber doors.
- A beautifully appointed principal bedroom with en-suite shower room, three further bedrooms, a stylish family bathroom with walk-in shower
- Lovely plot in the quietest part of the middle section of Priory Road, just minutes from Central Avenue.
- A fully boarded loft space offers potential to create additional bedrooms, subject to the necessary planning consents.





















GROUND FLOOR  
1248 sq.ft. (116.0 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 2030 sq.ft. (188.6 sq.m.) approx.

While 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 misstatement. 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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