



219 Loughborough Road, West Bridgford, NG2

Guide Price: £695,000

Situated on Loughborough Road just a twenty-minute walk from the heart of West Bridgford, this beautifully presented three-bedroom detached family home offers an exceptional combination of space, style, and convenience, making it an ideal choice for families. This attractive detached property has been thoughtfully decorated to create a welcoming and contemporary living environment, with generous accommodation perfectly suited to modern family life.

The ground floor boasts four versatile reception rooms, comprising a spacious lounge, a comfortable sitting room, a formal dining room, and a dedicated study, providing flexible living space to suit a variety of lifestyles. Whether entertaining guests, working from home, or enjoying family time, the thoughtfully designed layout caters effortlessly to modern living. The well-appointed kitchen is complemented by a practical utility room and the added convenience of a downstairs cloakroom. A useful storage space at the front of the property provides practical additional storage, while the detached nature of the home offers a wonderful sense of privacy and generous outdoor space.

Upstairs, the property offers three generously proportioned bedrooms. The spacious principal bedroom provides ample room for freestanding furniture, while the remaining two bedrooms are both excellent-sized doubles, making them ideal for children, guests, or those working from home. The accommodation is completed by a stylish and well-appointed family bathroom, designed to comfortably serve the needs of a growing family.

Externally, the property enjoys an impressive frontage with a large, well-maintained front garden and a generous driveway providing off-road parking for multiple vehicles, along with a useful storage space at the front of the property. To the rear, the home benefits from a substantial enclosed garden with a neatly maintained patio area, creating the perfect space for outdoor dining, entertaining guests, or simply relaxing and enjoying the peaceful surroundings.

West Bridgford remains one of Nottingham's most sought-after residential locations, renowned for its excellent range of highly regarded schools, vibrant cafés, restaurants, independent shops, and superb leisure facilities. The property enjoys a particularly central position on Loughborough Road, offering easy access to local amenities, beautiful parks, regular transport links, and Nottingham City Centre, while also being within the catchment area of some of the area's most popular schools, making it especially appealing to families seeking both convenience and an outstanding lifestyle.

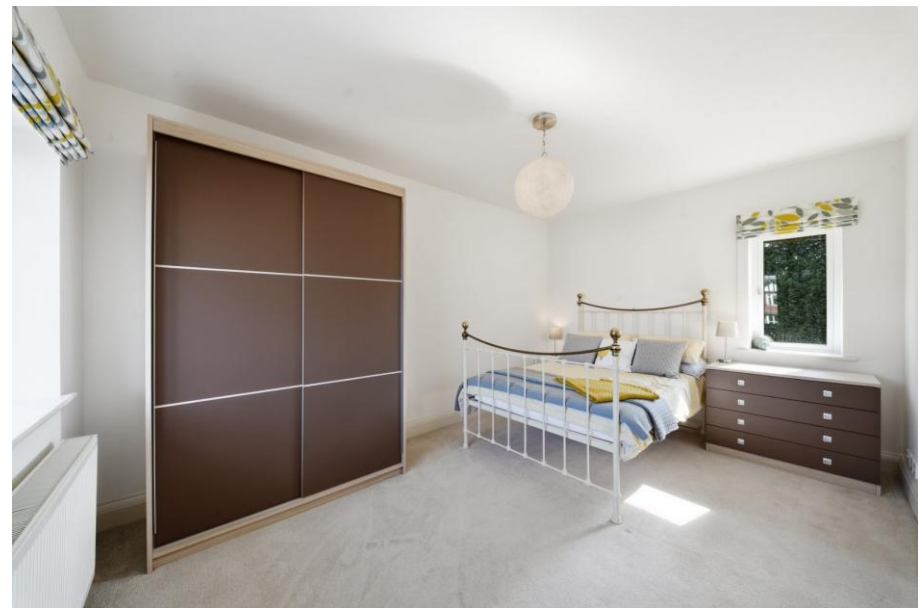
Accommodation & Amenities

- Beautifully presented three-bedroom detached family home within a twenty-minute walk of central West Bridgford.
- Offers four versatile reception rooms, including a lounge, sitting room, dining room, and study.
- Features a well-appointed kitchen with utility room, downstairs cloakroom, and single garage.
- Three generous double bedrooms are served by a stylish family bathroom.
- Benefits from a large driveway, attractive front garden, and substantial enclosed rear garden with patio.
- Ideally located close to excellent schools, local amenities, transport links, and Nottingham City Centre.





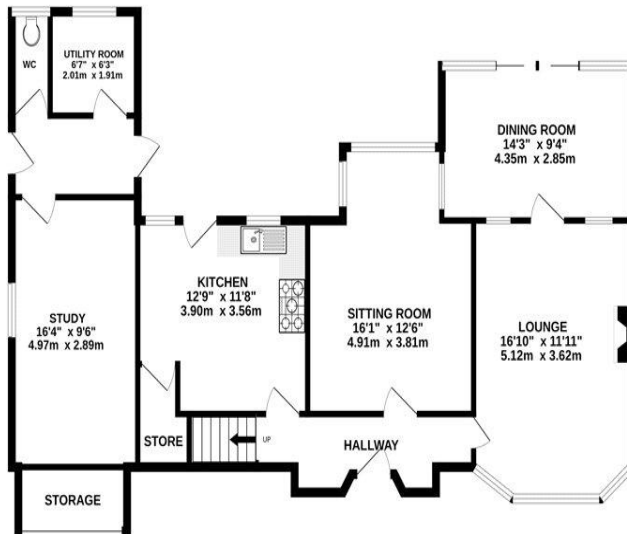




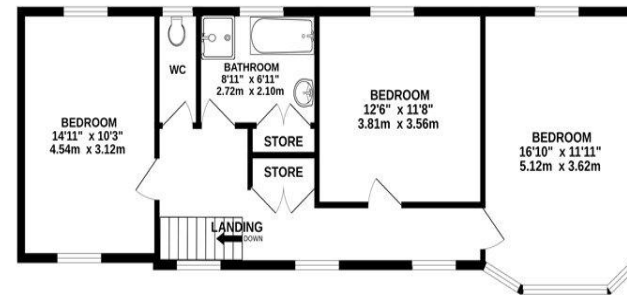




GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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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