

*Rex Gooding*



**32 Malvern Road, West Bridgford, NG2 7BD**

**Guide Price: £395,000**

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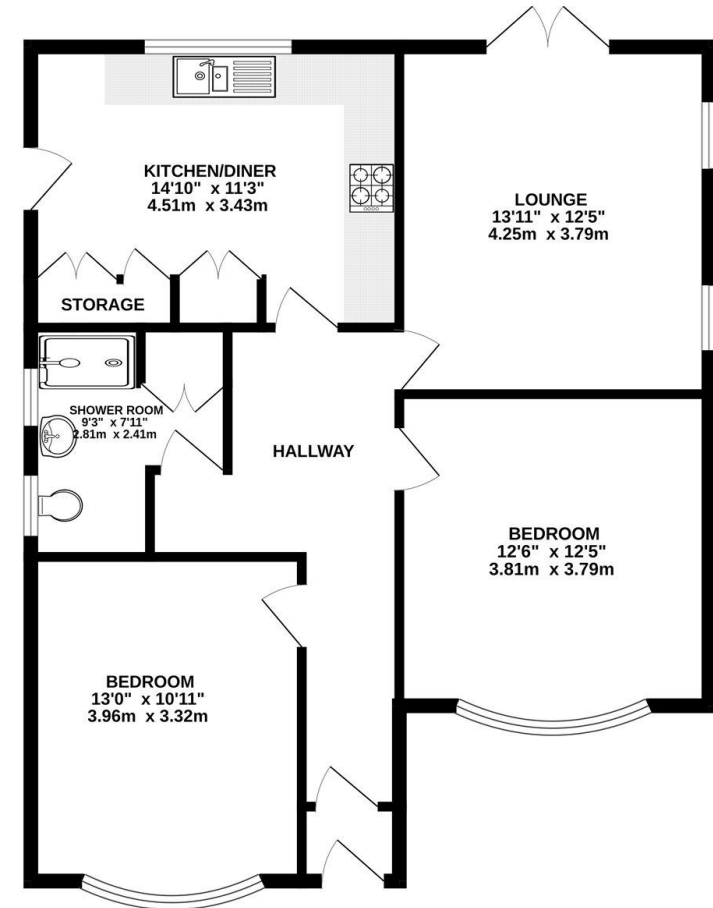
A detached two bedroom bungalow offering well-proportioned accommodation on this highly regarded West Bridgford road. The property presents a thoughtfully arranged layout with a central hallway that creates natural flow between rooms, suiting a range of lifestyles with particular appeal to those seeking single-level living.

The lounge area provides a comfortable space for everyday relaxation and entertaining, with generous proportions that allow for flexible furniture arrangement. To the rear, a modern breakfast kitchen serves as the heart of the home, fitted with ample worktop space, room for dining, and practical storage throughout. Its position offers easy access back to the hallway, making the space feel connected yet well-defined.

Two double bedrooms are positioned on opposite sides of the property, providing useful separation for guests or creating quiet retreats for sleeping and working. Both rooms offer straightforward layouts that make furnishing simple, with dimensions that feel balanced and usable. The shower room, conveniently located off the hall, features a walk-in shower, WC and basin with good movement space, complemented by a separate storage cupboard that adds further practicality. One of the notable features is the garage, located at the back of the property, which adds useful storage or parking options while helping to keep the front of the bungalow open and uncluttered. Further resident parking is also available.

The property combines a sensible floorplan with good room sizes and a location that provides excellent access to local amenities, commuting routes and nearby green spaces. It presents as a home ready for immediate occupation, with enough adaptability to suit those downsizing from larger properties. No upward chain.

GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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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