

**Rex Gooding**



**3 Selby Road, West Bridgford, NG2 7BP**

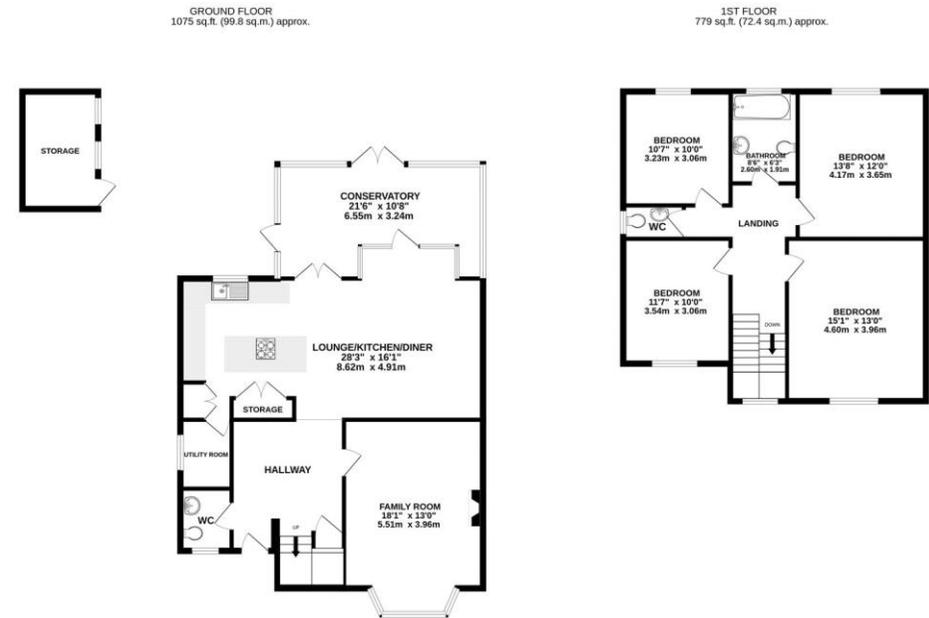
**Guide Price: £800,000**

## 3 Selby Road, West Bridgford, NG2 7BP

Guide Price £800,000 - £840,000. Positioned on one of West Bridgford's most well-regarded roads, this detached family house combines period character with a thorough and carefully considered programme of modernisation. Built by Jesse Gray between 1912 and 1913, the property retains many original features, including stained-glass windows and original floor tiles within the entrance hall, giving a clear sense of its heritage from the moment of arrival.

The ground floor is centred around a sizeable reception hallway where an Ox Blood Minton tiled floor, feature archway, and original cornices and picture rails set an immediate tone of quality and craftsmanship. From here, the layout opens into a generous combined rear lounge, kitchen and dining space that has been designed to work as the heart of the home. The newly fitted kitchen is exceptionally well specified, featuring Dekton worktops, a Belfast-style Rangemaster double sink with hot water tap, and a premium AEG vented hob alongside two ovens that together offer three separate cooking spaces. Twin AEG dishwashers provide practical convenience for family living, while separate built-in fridge and freezers maintain clean lines throughout. A central island anchors the space, providing casual seating, additional heating via plumbed-in radiators, power sockets and integrated storage. Adjacent to the kitchen, a separate larder offers space for a washing machine and dryer, keeping these appliances neatly out of sight.

Double doors lead through to the conservatory, which offers an additional sitting or dining area with quarry tiled flooring and a stunning view overlooking the private rear garden that backs directly onto the green line conservation walk. Completing the ground floor are a ground floor WC and further storage that adds to the home's practical appeal.



TOTAL FLOOR AREA: 1854 sq. ft. (172.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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