



Rex Gooding

100 Walcote Drive, West Bridgford, NG2 7GS

Guide Price: £625,000

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If you've been searching for a home that offers space for every stage of family life, look no further.

Occupying a generous plot in one of West Bridgford's most sought-after residential locations, this impressive five-bedroom detached home offers over 2,000 sq ft of beautifully presented accommodation, combining spacious reception rooms with an outstanding open-plan kitchen designed for modern family living.

The true heart of the home is undoubtedly the spectacular 21ft open-plan kitchen and dining room. Flooded with natural light and offering ample space for cooking, dining and entertaining, it seamlessly connects to the conservatory, creating a wonderful social hub where family and friends can gather all year round.

The ground floor continues to impress with a generous lounge, separate sitting room, dedicated study ideal for home working, downstairs WC, useful storage and an integral garage.

Upstairs, the accommodation is equally impressive. Five well-proportioned bedrooms provide flexibility for growing families, with the principal bedroom benefiting from fitted wardrobes and a contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms, while the versatile fifth bedroom is equally suited as a nursery, dressing room or home office.

Outside, the property enjoys a generous rear garden offering an excellent degree of privacy, perfect for children to play, summer entertaining or simply relaxing outdoors. To the front, a substantial driveway provides parking for several vehicles and leads to the integral garage.

Perfectly positioned within easy reach of highly regarded schools, local parks, excellent transport links and the vibrant cafés, restaurants and independent shops that make West Bridgford so desirable, this outstanding home offers everything a modern family could wish for.

Homes of this size, quality and location rarely remain available for long. Early viewing is strongly recommended.

Accommodation & Amenities

- Five generous bedrooms
- Outstanding 21ft open-plan kitchen & dining room
- Three reception rooms plus dedicated study
- Principal bedroom with fitted wardrobes & en-suite
- Bright conservatory overlooking large private rear garden
- Integral garage & extensive driveway parking
- Highly sought-after West Bridgford location





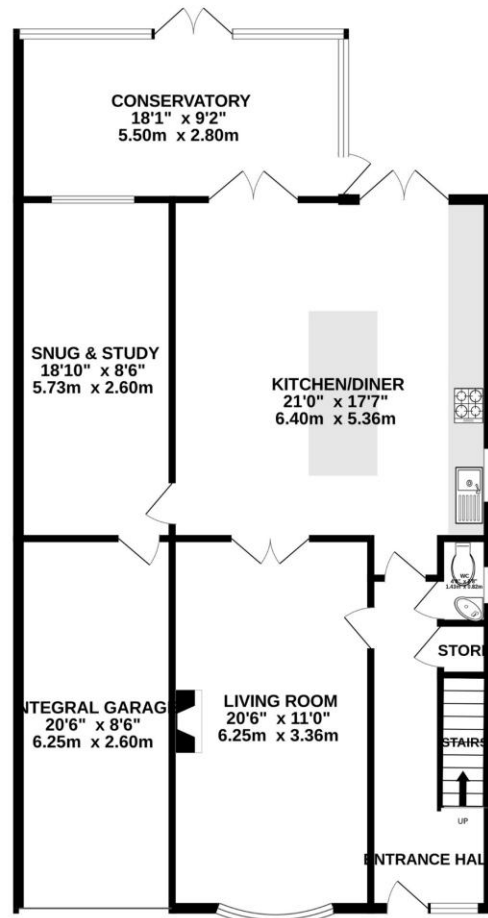




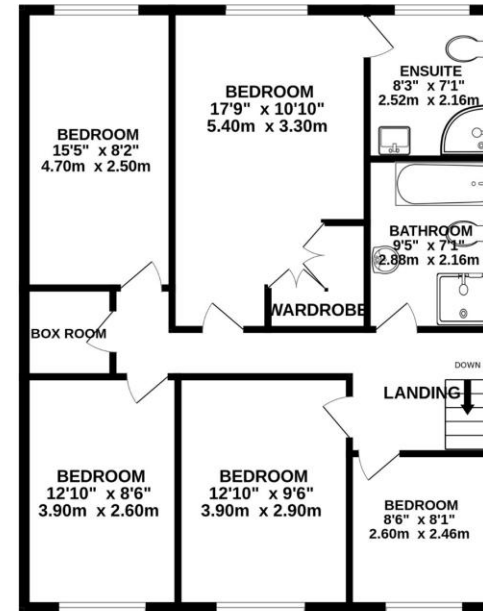


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 2055 sq.ft. (190.9 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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