

Rex Gooding



85 Eltham Road, West Bridgford, NG2 5JS

Guide Price: £500,000

Occupying a sought-after position in the heart of West Bridgford, this beautifully presented four-bedroom semi-detached home has been thoughtfully transformed through skilful extension and conversion to offer an exceptional standard of living across three generous floors.

The ground floor sets the tone for the rest of the home, with a welcoming entrance hall leading through to a bay-fronted living room that floods with natural light. To the rear, the impressive kitchen, dining and living space is the true heart of the home — a superb open-plan environment perfect for modern family life and entertaining alike. French doors open seamlessly onto the garden, blurring the boundary between inside and out. Completing the ground floor are a practical separate utility room and a conveniently positioned downstairs WC.

Ascending to the first floor, two well-proportioned double bedrooms and a further bedroom are served by a contemporary family bathroom, finished to a high standard throughout. The real showpiece of the home, however, lies on the second floor, where a stunning loft conversion has given rise to a magnificent principal bedroom. Thoughtfully designed with bespoke built-in wardrobes and clever storage solutions, the floor is completed by a sleek shower room adding the convenience of a second bathroom.

Outside, the home is equally impressive. To the front, a smart block-paved driveway provides convenient off-street parking. The generous rear garden is a wonderful private space, with a patio area ideal for alfresco dining, leading via a pathway to a substantial summer house that is fully insulated with power and wired broadband and is perfectly suited as a home office, children's playroom, creative studio or home gymnasium — with the added benefit of a useful storage room to the rear.

A truly exceptional family home in one of Nottingham's most desirable residential addresses, early viewing is highly recommended.

Accommodation & Amenities

- Guide Price £500k - £525k. A beautifully presented four-bedroom semi-detached home across three floors in the heart of sought-after West Bridgford
- Bright bay-fronted living room and stunning open-plan kitchen, dining and living space with French doors opening to the garden
- Spectacular loft conversion principal bedroom with bespoke built-in wardrobes and a sleek shower room to this floor that also serves as a second bathroom.
- Three further bedrooms on the first floor served by a high-quality contemporary family bathroom
- Block-paved driveway providing off-street parking, plus a generous private rear garden with patio
- Fully insulated summer house with power and wired broadband — ideal as a home office, studio or gym



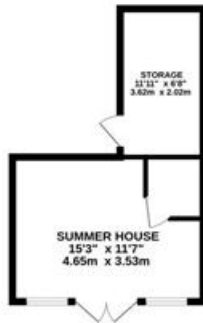




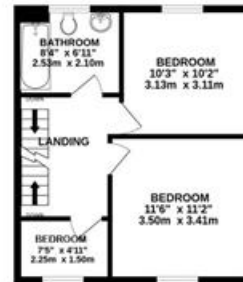




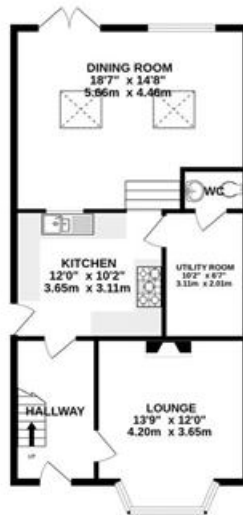
GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 1621 sq.ft. (150.6 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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