

**Rex Gooding**



**10 Chantrey Road, West Bridgford, NG2 7NR**

**Guide Price: £350,000-£375,000**

Guide Price £350,000 - £375,000. Enviably positioned in the ever-popular West Bridgford, this handsome four-bedroom Victorian bay-fronted terraced home spans three generous storeys and offers a rare opportunity to acquire a characterful family residence with no upward chain — allowing for a smooth and stress-free move.

From the moment you step through the welcoming entrance porch and into the hallway, the home's sense of space and period charm becomes immediately apparent. The ground floor has been thoughtfully reconfigured to create a sweeping 25'4 lounge and dining area — a truly impressive reception space flooded with natural light through the elegant bay window to the front. Flowing seamlessly from here, an opening leads through to the kitchen at the rear, where a statement range cooker takes centre stage, perfect for those who love to cook and entertain. A newly fitted combination boiler, installed in 2024, ensures the home is as practical and efficient as it is beautiful.

Ascending to the first floor, three well-proportioned double bedrooms provide excellent accommodation for families or those in need of flexible living space. The three-piece family bathroom is both stylish and functional, comprising a generous P-shaped bath with an overhead shower, WC and wash basin. The top floor reveals a further private double bedroom, a wonderfully versatile retreat complete with useful eaves storage — ideal as a principal suite, home office, or guest room.

Externally, the property enjoys gardens to both the front and rear. The south-facing rear garden is a particular highlight, bathed in sunshine throughout the day, and features decking that is perfect for al fresco dining and relaxed outdoor living — all designed with low-maintenance convenience in mind.

Set within walking distance of West Bridgford's vibrant array of independent shops, cafés and everyday amenities, and with excellent transport connections into Nottingham city centre close at hand, this exceptional home combines Victorian elegance with modern family living in one of the East Midlands' most sought-after addresses.

### **Accommodation & Amenities**

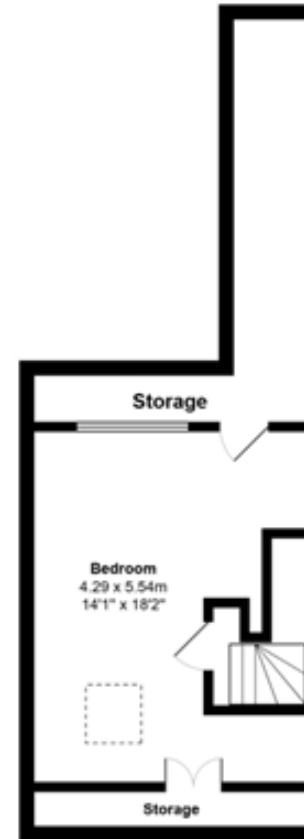
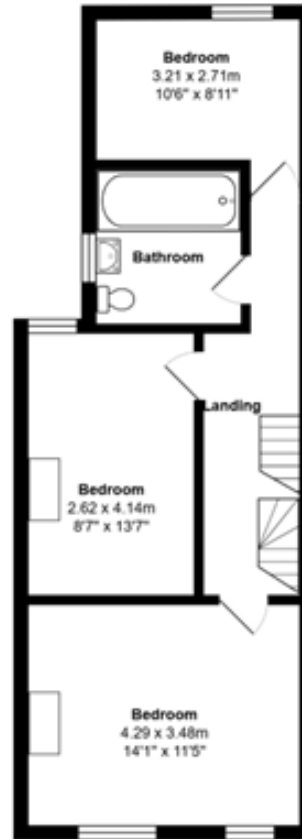
- Four-bedroom, three-storey Victorian bay-fronted terrace offered for sale with no upward chain in the highly sought-after location of West Bridgford.
- A impressive 25'4 lounge and dining area flows seamlessly into the kitchen, which features a statement range cooker and newly fitted combination boiler (2024).
- Three well-proportioned double bedrooms and a stylish three-piece bathroom with P-shaped bath and overhead shower are located on the first floor.
- The top floor hosts a private fourth double bedroom, complete with useful eaves storage, ideal as a principal suite, home office or guest room.
- The south-facing rear garden is a standout feature, bathed in sunshine throughout the day and finished with low-maintenance decking perfect for outdoor entertaining.
- Ideally situated within walking distance of West Bridgford's shops, cafés and amenities, with excellent transport links into Nottingham city centre.







10, Chantrey Road, West Bridgford, NG2 7NR



Total Area: 133.7 m<sup>2</sup> ... 1439 ft<sup>2</sup>

All measurements are approximate and for display purposes only