

Rex Gooding



31 Dovedale Road, West Bridgford, NG2 6JB

Guide Price: £1,500,000

Guide Price £1.5m - £1.75m. Occupying a magnificent quarter-acre plot on what is arguably West Bridgford's most exclusive road, this immaculate Goodchild-built 1930s residence enjoys an enviable central position that affords both an open aspect to the rear and an exceptional degree of privacy. Skilfully extended and sensitively modernised under the careful stewardship of its current owners, the home strikes a rare balance between period elegance and contemporary comfort, with beautiful original features lovingly preserved throughout. The charm of the era is immediately evident in the impressive inglenook fireplace, whilst the current owners have further enhanced the period aesthetic by commissioning beautiful bespoke stained-glass panels, set within wooden double-glazed windows, that seamlessly complement the home's 1930s character.

The generous entrance hall sets the tone for the quality that follows, leading through to the magnificent extended kitchen, dining and living space — the undisputed heart of the home. Crowned by an Orangery roof with Velux windows and opening onto a large patio through French doors, this wonderfully bright and sociable space is perfectly conceived for entertaining, with a substantial breakfast bar anchoring the room. Underfloor heating runs throughout this space and into the utility room beyond, ensuring the area is as warm and comfortable in winter as it is bright and airy in summer. The separate utility room connects to a lobby that provides useful pantry storage and gives access to the integral tandem garage, adding a layer of practical convenience that complements the home's more indulgent qualities.

Three beautifully appointed reception rooms offer exceptional versatility. The bay-fronted formal sitting room is a particularly distinguished space, centred on the stunning inglenook fireplace and ideal for more refined occasions. A separate living room opens through to a snug or home office, a flexible space that also connects directly to the kitchen diner and would serve equally well as a playroom. A discreet downstairs WC off the entrance hall completes the ground floor.

Ascending to the first floor, the galleried landing creates a wonderful sense of arrival and serves four bedrooms, including an impressive principal suite with its own dressing room and en-suite shower room. Three further bedrooms are served by a beautifully appointed modern family bathroom. A further staircase rises from the landing to a private second-floor bedroom with its own en-suite, ideal for guests or older children seeking their own space.

Externally, the home is every bit as impressive as within. The gardens to both front and rear have been beautifully landscaped and meticulously maintained. The generous rear garden enjoys an easterly aspect and is a wonderful outdoor sanctuary, culminating in a secluded seating area with gazebo at its far end — perfectly positioned to catch the last warm rays of the evening sun.

Accommodation & Amenities

- Immaculate Goodchild-built 1930s home occupying a magnificent quarter-acre plot on arguably West Bridgford's most exclusive road.
- Skilfully extended and modernised whilst retaining stunning original period features, including a showstopping inglenook fireplace and bespoke commissioned stained-glass panels set within wooden double-glazed windows.
- Spectacular open-plan kitchen, dining and living space with Orangery roof, Velux windows, French doors onto a large patio and underfloor heating extending through to the utility room.
- Exceptionally versatile accommodation comprising five bedrooms, two en-suites, three reception rooms, a snug/home office and a galleried first-floor landing.
- Impressive principal suite with dressing room and en-suite, plus a private second-floor bedroom with its own en-suite — ideal for guests or older children.
- Beautifully landscaped front and rear gardens with a secluded gazebo seating area perfectly positioned to enjoy the last of the evening sun.









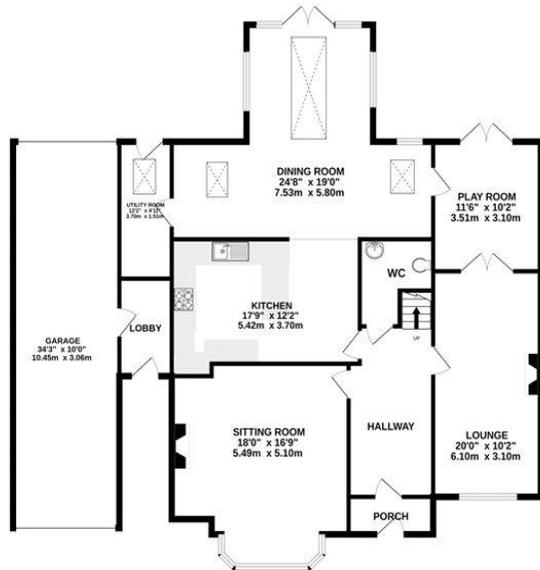






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

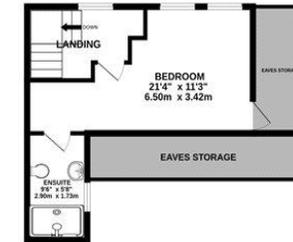
GROUND FLOOR
1764 sq.ft. (163.9 sq.m.) approx.



1ST FLOOR
946 sq.ft. (87.9 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 3004 sq.ft. (279.1 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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