

**Rex Gooding**



**10 Newton Drive, West Bridgford, NG2 7LX**

**Guide Price: £550,000**

Nestled in a quiet cul-de-sac in one of Nottingham's most sought-after suburbs, this outstanding West Bridgford home delivers on every level for the discerning family buyer.

West Bridgford consistently ranks among the East Midlands' most desirable places to live, and this property places you at the heart of it — within the catchment of some of the area's highest-performing schools, making it an exceptional choice for families with children at any stage of their education. The combination of outstanding schooling, a safe and friendly neighbourhood feel, and superb local amenities makes West Bridgford a place families move to and stay in for the long term.

Set back from the road in a peaceful cul-de-sac, the property enjoys a level of privacy and tranquillity that is increasingly rare. The generous rear garden provides an ideal outdoor space for children to play freely, for weekend entertaining, or simply for unwinding after a busy day — a genuine extension of the home's living space through the warmer months.

The property itself extends to over 1,600 sq ft across two well-planned floors, offering a layout that evolves naturally with family life. At the heart of the ground floor is a substantial lounge of over 20 feet — a real family gathering space, equally suited to lively evenings and quiet nights in. A separate dining room provides a dedicated space for family meals, while the rear kitchen/diner offers the relaxed, open feel that modern family living demands.

One of the standout features of this home is the ground floor double bedroom with adjacent shower room — and it's a space that truly earns its place, whatever your household needs. For some, it will be a quiet home office or study, tucked away from the bustle of family life — ideal for those working from home who need a proper separation between work and living space. For others, it becomes a snug or second sitting room; a place for teenagers to have their own space, for younger children to play away from the main lounge, or simply a comfortable retreat for a different kind of evening. It works equally well as guest accommodation for visiting grandparents or longer-staying relatives, with the privacy of the adjacent shower room making it a genuinely self-contained arrangement. Few homes at this price point offer a ground floor room of this quality and adaptability — it is, in many ways, whatever you need it to be.

The integral garage adds further practicality, whether for secure parking, storage, or future conversion potential (subject to the usual permissions).

Upstairs, four further bedrooms provide plentiful space for a growing family. The principal bedroom benefits from a private en-suite, while the remaining rooms — well-proportioned and flexible — are served by a family bathroom. As children grow, rooms can easily transition from nursery to study to teenage retreat, and the layout lends itself naturally to home working arrangements too.

This is a home that has been designed for real family life: generous, adaptable, and rooted in one of the finest neighbourhoods in the region. Properties that combine this quality of location, school catchment, garden space, and internal flexibility are genuinely rare — and this one is ready to become the backdrop to years of family memories.

### **Accommodation & Amenities**

- Located in a peaceful cul-de-sac in West Bridgford, one of the East Midlands' most sought-after suburbs, within catchment of the area's highest-performing schools.
- Extending to over 1,600 sq ft across two floors, the home offers a substantial 20ft lounge, separate dining room, and open-plan kitchen/diner.
- A standout ground floor double bedroom with adjacent shower room effortlessly adapts to suit a home office, snug, second sitting room, or self-contained guest suite.
- The generous rear garden provides an ideal space for children, weekend entertaining, or simply unwinding — a true extension of the home's living space.
- Five bedrooms in total, with the principal bedroom benefiting from a private en-suite, complemented by a family bathroom serving the remaining rooms.
- An integral garage offers secure parking, additional storage, or exciting future conversion potential (subject to the usual permissions).



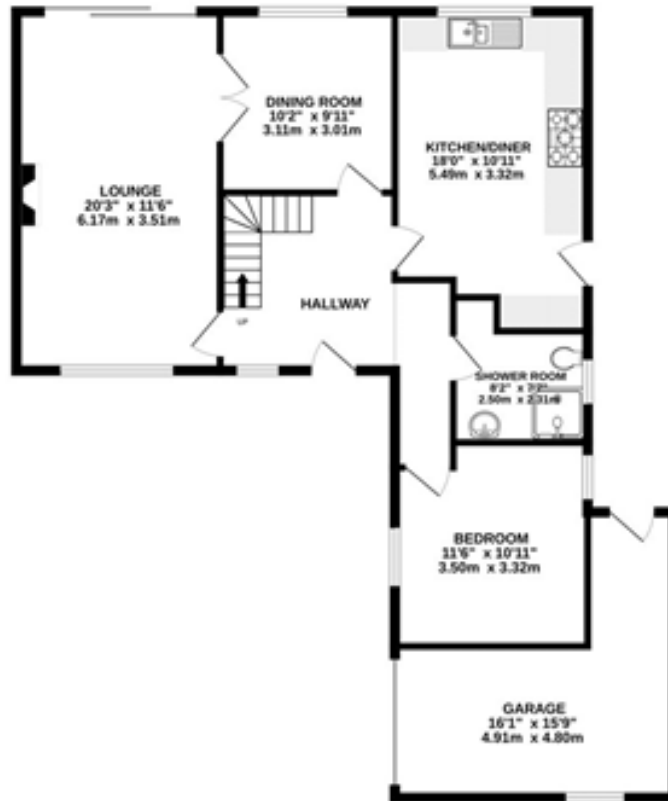








GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.6 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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