

**Rex Gooding**



**1 Windermere Close, Gamston, NG2 6PQ**

**Guide Price: £450,000**

Nestled on a desirable corner plot in the ever-popular Gamston area of West Bridgford, this impressive detached home stands out from the outset with a wider-than-average rear garden and additional land to the front, offering outdoor space that is genuinely rare in this sought-after location. Perhaps most notably, the property achieves an exceptional EPC B rating of 86/88 — a score more commonly associated with brand new builds — thanks to the current owners' investment in solar panels, which speaks volumes about both the running costs and the environmental credentials of the home.

Extending to just under 1,300 sq.ft., the internal layout has been thoughtfully arranged across two floors to suit a wide range of buyers, from growing families to those seeking flexible working-from-home arrangements. The heart of the ground floor is a generous lounge, a bright and comfortable main living space that benefits from good natural light throughout the day. A separate dining room sits alongside, providing a clearly defined area for entertaining or family meals, while the adjoining kitchen offers ample worktop and storage space to satisfy even the most enthusiastic home cook, with easy access flowing through to the rest of the home.

To the front of the property, a versatile additional reception room is currently configured as a games room, though it lends itself equally well to use as a home office, playroom or snug — adapting effortlessly to whatever a new owner might require. Completing the ground floor are a ground floor WC, a handy store cupboard, a welcoming entrance porch and a central hallway that draws all of these spaces together with ease.

Upstairs, four well-proportioned bedrooms deliver genuine flexibility for family living or those requiring dedicated workspace. The principal bedroom enjoys the added comfort and convenience of its own ensuite, while the remaining three bedrooms are served by a separate shower room. Built-in wardrobe storage and a practical landing area with additional storage ensure that everyday life remains organised and uncluttered, giving the upper floor a polished and considered feel that carries through the entire home.

### **Accommodation & Amenities**

- Corner plot location in popular Gamston, West Bridgford, with a wider-than-average rear garden and additional land to the front
- Outstanding EPC B rating of 86/88 — equivalent to a new build — thanks to solar panels installed by the current owners
- Versatile ground floor layout featuring a lounge, separate dining room, kitchen and an additional reception room ideal for a home office or snug
- Four well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite shower room
- Practical and uncluttered first floor with built-in wardrobe storage and a separate shower room serving the remaining bedrooms
- Generous overall floor area of just under 1,300 sq.ft., offering a balanced and adaptable living space throughout



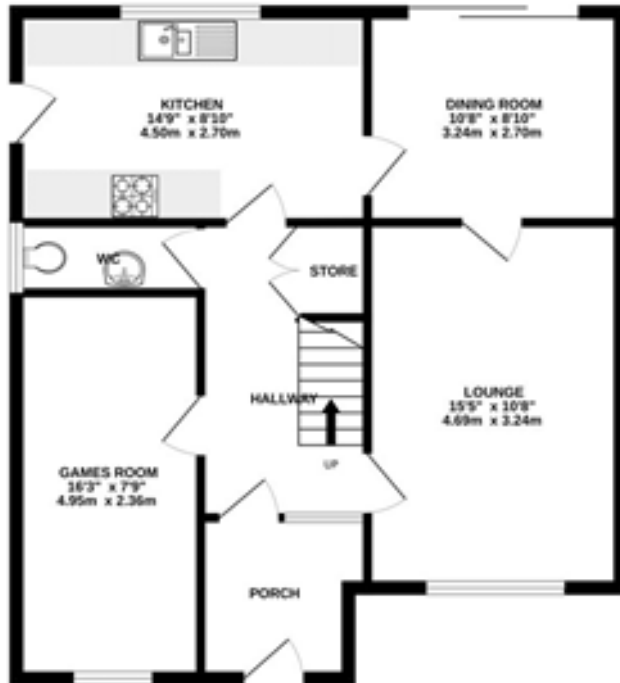




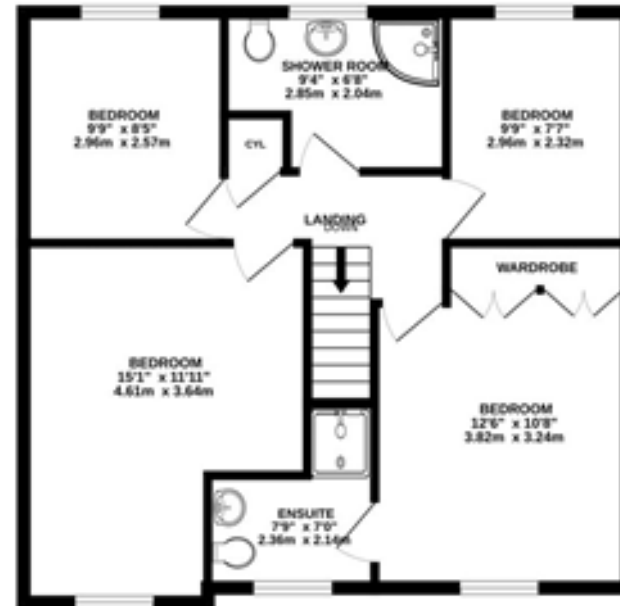




GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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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