

Rex Gooding



11 Mabel Grove, West Bridgford, NG2 5GT

Guide Price: £625,000

Occupying a prime position in the heart of West Bridgford, Nottingham's most coveted address, this exceptional five bedroom Victorian home delivers a masterful balance between timeless period character and contemporary elegance. Every inch of this distinguished residence has been finished to an exacting standard, yet it retains the warmth and practicality that makes a truly outstanding family home.

From the moment you step inside, a generously proportioned and wonderfully bright entrance hall sets the tone for what lies ahead, drawing you naturally through to the bay-fronted lounge, a separate dining room and access to the original cellars — a rare and charming feature that speaks to the home's rich heritage. The jewel in the crown is undoubtedly the stunning open plan breakfast kitchen, thoughtfully extended to the rear and flooded with natural light, where sleek, high-specification fittings meet everyday functionality. Elegant bi-fold doors dissolve the boundary between inside and out, opening seamlessly onto the south-facing garden and making this space an effortless setting for both relaxed family life and sophisticated entertaining.

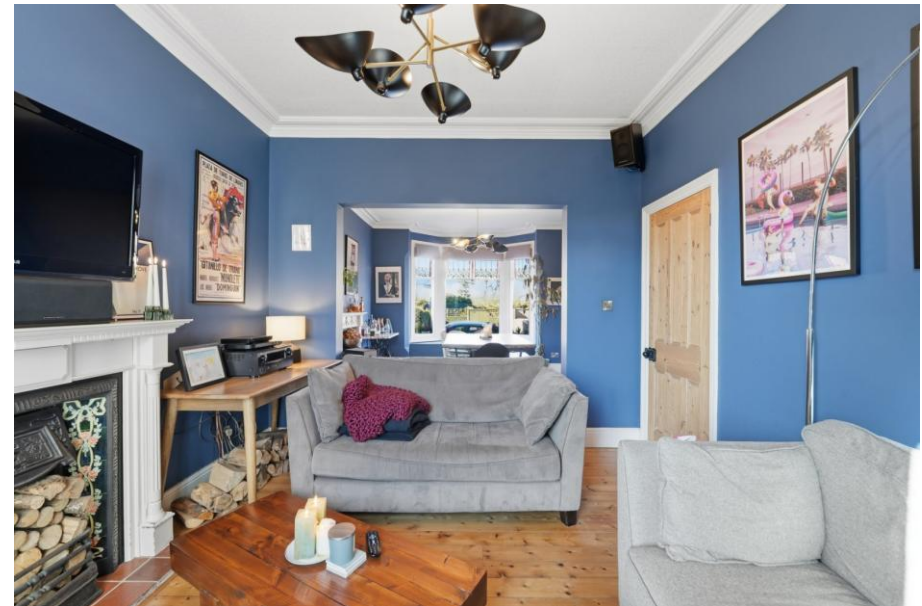
Ascending to the first floor, three generously sized bedrooms are arranged with care, the principal suite enjoying the added luxury of a private ensuite. The family bathroom is a beautifully appointed space in its own right, boasting a separate walk-in shower alongside contemporary fittings. The second floor reveals two further spacious bedrooms, offering excellent flexibility whether for a growing family, guests or a dedicated workspace. The former garage has been imaginatively transformed into a private home gymnasium, a space that would adapt with equal success to a home office or studio, depending on the needs of its next owners.

Outside, the rear garden has been landscaped with real flair, centred around a sun-drenched porcelain tiled decked terrace — an ideal setting for al fresco dining and entertaining throughout the warmer months — complemented by neatly arranged raised beds that add both colour and character. To the front, a private driveway provides convenient off-road parking.

West Bridgford is consistently regarded as Nottingham's premier residential destination, offering an enviable array of amenities within easy reach, including highly regarded schools across all age groups, excellent leisure facilities, beautiful parks, independent boutiques and a vibrant selection of bars, cafés and restaurants — ensuring this remarkable home is as well-positioned as it is beautiful.

Accommodation & Amenities

- A magnificent five bedroom Victorian home blending period charm with high-specification contemporary interiors in the heart of West Bridgford.
- The stunning open plan breakfast kitchen extension features bi-fold doors opening onto a beautifully landscaped, south-facing garden.
- The principal bedroom benefits from a private ensuite, complemented by a modern family bathroom with a separate walk-in shower.
- Spread across three floors, the home offers exceptional versatility with five spacious bedrooms and generous reception space throughout.
- The converted garage provides an impressive home gymnasium, equally suited to use as a home office or creative studio.
- Situated in Nottingham's most sought-after suburb, West Bridgford offers outstanding schools, parks, shops, and a vibrant café and restaurant scene.





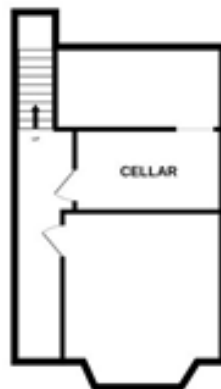








BASMENT
442 sq.ft. (40.7 sq.m.) approx.



GROUND FLOOR
668 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
637 sq.ft. (58.7 sq.m.) approx.



2ND FLOOR
420 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 2459 sq.ft. (228.5 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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