

*Rex* Gooding



**50 Albert Road, West Bridgford, NG2 5GS**

**Guide Price: £685,000**

A truly exceptional three-bedroom detached period home, this generous and characterful property occupies one of West Bridgford's most coveted positions, sitting in the very heart of the town and enjoying the rare privilege of overlooking the tranquil expanse of West Bridgford Park. Placed moments from the celebrated coffee bars, restaurants and boutique shops of Central Avenue, the home has been thoughtfully and stylishly extended to create a residence that effortlessly blends its rich period heritage with the demands of contemporary family life, offering versatile, light-filled space with excellent proportions at every turn. Sitting within a favoured school catchment area and benefiting from permit parking as well as the exciting potential for off-street parking, this is a home that ticks every box.

Entry is gained through a handsome open period porch, where a welcoming front door opens into a light and beautifully bright reception hall, with a sash double-glazed window, wood-effect vinyl flooring and a staircase rising to the first floor. Original doors lead to the principal reception rooms beyond, including a lounge of real warmth and character, centred on an attractive open period fireplace flanked by original coving and picture rails. A square double-glazed bay window frames peaceful views of the park, while solid wooden flooring adds timeless quality throughout. The adjacent library or home office enjoys a dual aspect with windows to both front and rear, making it equally suited to quiet study or creative work.

The kitchen diner is undoubtedly one of the home's most impressive features, arranged across a thoughtful split-level layout that brings both practicality and charm in equal measure. The kitchen area is fitted with a comprehensive range of wall and base units with a breakfast bar return, quality fitted appliances and striking arched recesses with glass brick detailing that lend the space a distinctive architectural character, alongside a handy under-stairs storage cupboard and pantry. The dining area is bathed in natural light through large floor-to-height windows and connects seamlessly to a utility room and convenient downstairs shower room, before double doors open into the magnificent garden room, where a soaring vaulted ceiling and full-width doors step out to frame and overlook the beautiful rear garden, creating a seamless connection between inside and out.

To the first floor, a spacious and wonderfully bright landing greets you, complete with a charming reading nook by the front window from which the park views can be savoured in quiet comfort. All three bedrooms are generous doubles, each retaining elegant period mantelpieces that add genuine character, and the accommodation is served by a beautifully appointed contemporary shower room finished with a stylish three-piece suite. The rear bedroom, currently arranged as a study, offers loft access via a drop-down ladder to a fully boarded loft space illuminated by Velux windows, providing an outstanding amount of additional storage.

Outside, a neat brick boundary wall, pathway and charming wooden gate front the property, while a dropped kerb presents exciting potential for the creation of a driveway and off-street parking. Side-gate access leads beneath a sheltered porch into a truly beautiful, mature and thoughtfully landscaped rear garden, where a decked seating area looks out over a block-paved pathway winding past a stone raised bed, a serene pond feature and generously planted beds brimming with a wide variety of shrubs. A mature apple tree casts dappled light across the garden through the warmer months, while creeper-clad trellising partially conceals a generous hard-standing area, home to a sizeable garden shed and additional tool shed to the side — a garden to be enjoyed through every season.

### **Accommodation & Amenities**

- A generous three-bedroom detached period home in the heart of West Bridgford, overlooking the park and moments from Central Avenue's shops, restaurants and cafés.
- Stylishly extended throughout, the home offers versatile, light-filled living space that beautifully blends period character with contemporary family life.
- The impressive split-level kitchen diner, with its glass brick arched recesses, floor-to-height windows and garden room beyond, is perfect for entertaining.
- Three good-sized double bedrooms, each with elegant period mantelpieces, served by a stylish contemporary shower room and a convenient downstairs shower room.
- A fully boarded loft with Velux windows provides exceptional additional storage, accessed via a drop-down ladder from the rear bedroom.
- A beautiful, mature landscaped rear garden with decked seating, a pond feature, raised beds, apple tree and generous shed storage, with off-street parking potential to the front.













