

Rex Gooding



129A, Melton Road, West Bridgford, NG2 6FG

Guide Price: £895,000

Occupying a magnificent quarter-acre plot on the highly regarded Melton Road, this exceptional family home sits at the heart of one of West Bridgford's most sought-after residential addresses. With a charming parade of shops just moments away and Central Avenue within comfortable walking distance, the location effortlessly combines the tranquillity of established suburban living with everyday convenience.

The property presents a rare and versatile opportunity, comprising a substantial five-bedroom detached family home alongside a self-contained detached annex. Whether you are seeking a beautifully appointed multi-generational living arrangement, an income-generating annexe, or simply a magnificent plot on which to create your ultimate dream home, this address has the scope and flexibility to accommodate an exceptional range of buyers.

Arriving at the property, a generous driveway provides ample off-road parking, framed by an attractive front garden that sets the tone for what lies beyond. To the rear, the plot truly comes into its own, with a large and lovingly established garden offering a wonderful sense of space, seclusion and greenery that is increasingly rare in this part of West Bridgford.

The main residence is as practical as it is impressive. The ground floor flows from a welcoming porch into a well-proportioned entrance hall, where a downstairs WC adds an immediate touch of everyday convenience. The generous L-shaped lounge diner provides an ideal space for family life and entertaining alike, complemented by a conservatory that draws the outside in and a second reception room offering valuable additional flexibility. At the heart of the home, a spacious kitchen diner opens directly onto the rear garden via patio doors, creating a seamless connection between indoor and outdoor living. Upstairs, the principal bedroom benefits from its own en-suite shower room, whilst four further well-sized bedrooms and a family bathroom serve the needs of even the largest of households.

The detached annex is a particularly compelling addition, offering thoughtfully designed studio accommodation with an open-plan kitchenette and a private shower room — ideal for extended family, guests, or a variety of other uses.

Presented in true move-in condition throughout, this is an outstanding opportunity to acquire a substantial family home in one of Nottingham's most desirable postcodes, with the added benefit of development potential on a plot of this calibre and in a location of this standing.

Accommodation & Amenities

- Substantial five-bedroom detached family home with a self-contained detached annex, set on an impressive quarter-acre plot on the highly regarded Melton Road in West Bridgford.
- Versatile living arrangement ideal for multi-generational families, guest accommodation, or those seeking a large plot with development potential in this sought-after location.
- Generous ground floor accommodation comprising a porch, entrance hall, downstairs WC, L-shaped lounge diner, conservatory, second reception room, and a spacious kitchen diner with patio doors to the garden.
- The first floor offers a principal bedroom with en-suite shower room, four further bedrooms, and a family bathroom, providing excellent space for larger families.
- The detached annex features open-plan studio accommodation with a kitchenette and private shower room, offering flexibility for a variety of uses.
- Benefitting from a large driveway, attractive front garden, and an established rear garden, all within easy reach of Central Avenue and local shops — a true move-in ready family home.







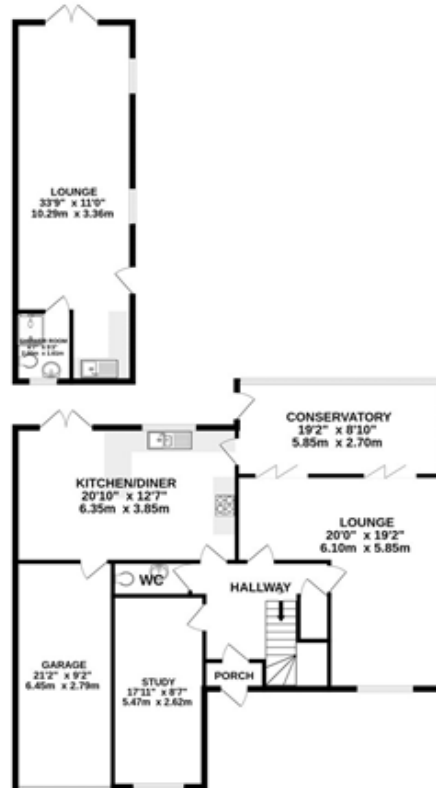




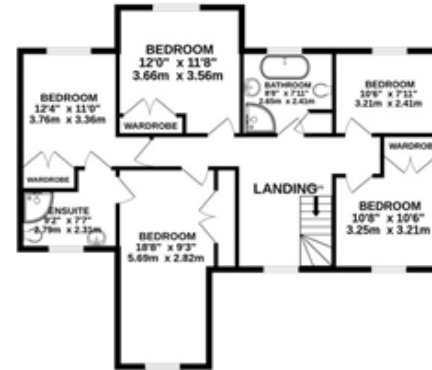




GROUND FLOOR
1602 sq.ft. (148.8 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 2533 sq.ft. (235.3 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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