



*Rex Gooding*

**61 Lady Bay Road, West Bridgford, NG2 5DT**

**Guide Price: £475,000**

Nestled in the ever-popular neighbourhood of Lady Bay in West Bridgford, this skilfully extended and beautifully appointed three bedroom home represents the very best of contemporary family living, seamlessly blending thoughtful design with warm, inviting spaces throughout.

To the front of the property, a classic bay-fronted living room offers a bright and characterful retreat, perfectly suited to relaxed evenings and comfortable everyday living. The true showpiece of this home, however, lies to the rear, where the second reception room has been masterfully reconfigured to create a quite spectacular open-plan kitchen, dining and living extension. Architecturally striking in every sense, the space is crowned by a soaring vaulted ceiling that draws in an abundance of natural light through a series of Velux windows, creating an atmosphere that feels both airy and uplifting throughout the day. Bi-fold doors span the width of the room, dissolving the boundary between inside and out and opening onto a generous, sun-drenched garden — an ideal setting for entertaining, al fresco dining, or simply unwinding in the warmer months. Thoughtfully designed for practical family life, the extension also incorporates a well-appointed utility room and a convenient separate downstairs WC.

Ascending to the first floor, three well-proportioned bedrooms provide comfortable and flexible accommodation, served by a tastefully appointed family bathroom.

A truly beautiful home that effortlessly caters to a wide range of buyers — whether a growing family seeking space to flourish or those looking to downsize without compromise — early viewing is strongly recommended to fully appreciate everything this exceptional property has to offer.

### **Accommodation & Amenities**

- Skilfully extended three bedroom home in the ever-popular Lady Bay area of West Bridgford
- Characterful bay-fronted living room to the front offering a bright and inviting space
- Spectacular open-plan kitchen, dining and living extension with a soaring vaulted ceiling and Velux windows flooding the space with natural light
- Bi-fold doors open onto a generous, sun-drenched garden — perfect for entertaining and al fresco dining
- Practical utility room and separate downstairs WC incorporated within the extension
- Three well-proportioned bedrooms and a family bathroom to the first floor







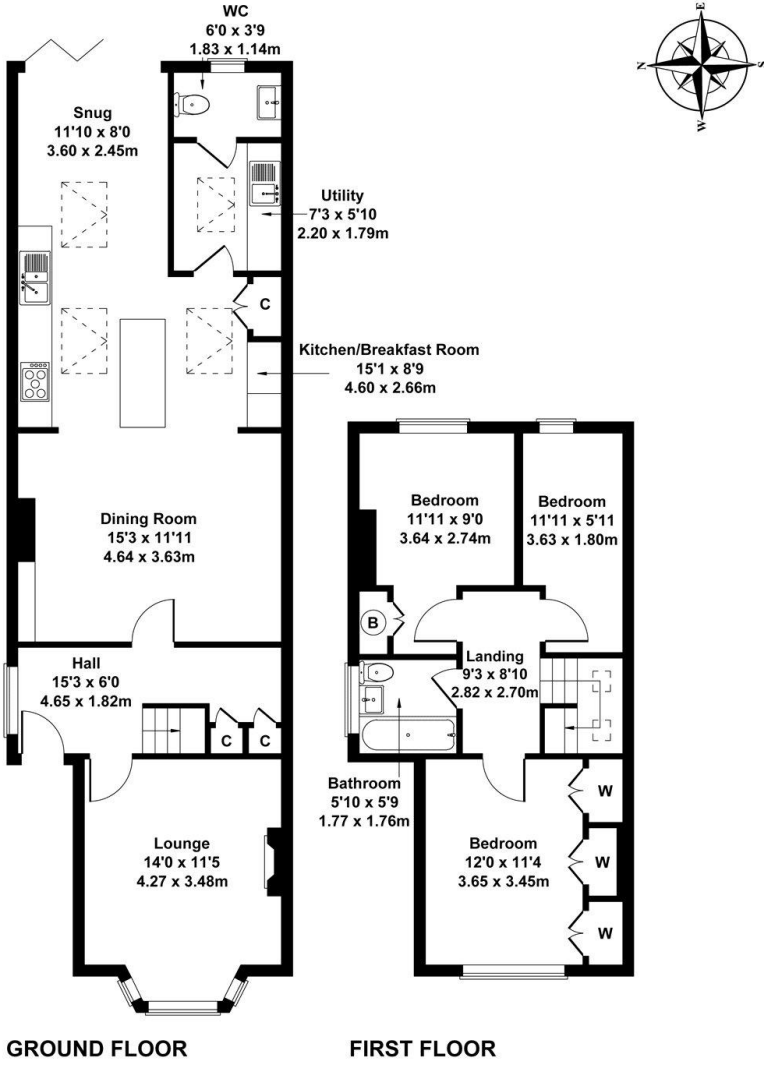






# 61 Lady Bay Road, West Bridgford, Nottingham, NG2 5DT

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2026  
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