

**Rex Gooding**



**40 Julian Road, West Bridgford, NG2 5AP**

**Guide Price: £500,000**

Guide Price £500,000–£525,000. Situated in the heart of the highly desirable Lady Bay neighbourhood, this beautifully presented three-bedroom semi-detached home offers stylish, turnkey accommodation finished to an exceptional standard throughout.

The ground floor boasts two spacious reception rooms, offering versatile living accommodation ideal for modern family life. The elegant main living room is enhanced by attractive wall panelling and tasteful décor, creating a warm and sophisticated space for relaxing and entertaining. In addition, the separate family room provides a cosy and flexible area, perfectly suited for growing families, a playroom, or an additional lounge space all complete with oak flooring.

To the rear of the property, the impressive open-plan kitchen/dining area has been thoughtfully designed with both everyday living and entertaining in mind. Featuring generous quartz worktops and ample storage space, quality fittings, and a stylish breakfast bar, the space is perfect for casual dining, morning coffee, and socialising while cooking. With direct access to the rear garden, it creates an ideal setting for hosting guests and modern family living.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all beautifully presented and filled with natural light. The principal bedroom offers a calm and stylish retreat that include built in wardrobes to allow for freestanding furniture complete with oak flooring. The additional bedrooms provide flexible accommodation ideal for children, guests, or those working from home. Each room has been tastefully decorated to complement the overall high standard of the property. The bedrooms are served by a sleek and contemporary family bathroom, finished with underfloor heating, modern fittings and a clean, elegant design.

Outside, the beautifully maintained rear garden provides a private and peaceful setting, ideal for alfresco dining and outdoor entertaining. A particular highlight is the versatile outbuilding, complete with soundproofing, lighting and electricity, offering excellent potential as a home office, studio, gym, or workshop.

Lady Bay is renowned for its excellent amenities and vibrant community atmosphere. The property benefits from excellent access to a number of nurseries and schools within the area, most notably Lady Bay primary school and Rushcliffe Spencer Academy. Residents can also enjoy the boutique shops, cafés, restaurants, and bars along Central Avenue, as well as the popular local farmers' market. The area also offers easy access to the green open spaces of Bridgford Park and The Hook. For sports enthusiasts, Trent Bridge Cricket Ground and Nottingham Forest's City Ground are both nearby, while picturesque riverside walks and cycle routes along the River Trent are right on the doorstep. The property is also well placed for highly regarded local schools, frequent transport links into Nottingham city centre, and convenient access to the A52 and wider road network.

### **Accommodation & Amenities**

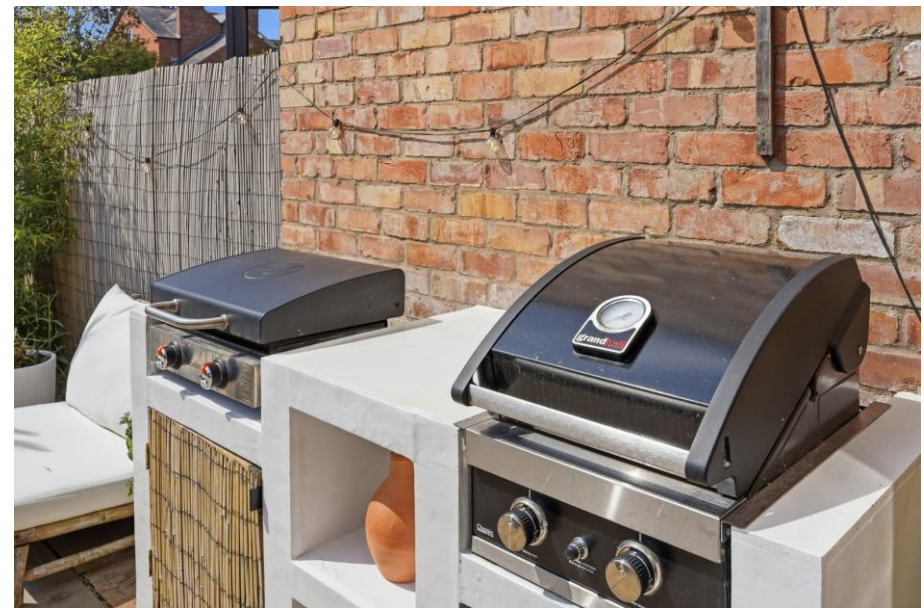
- Guide Price £500,000–£525,000 — an exceptional opportunity to acquire a stylish, three-bedroom semi-detached home in the heart of West Bridgford
- Immaculately presented throughout, featuring a bright reception room, contemporary kitchen/diner with quality fittings, three well-proportioned bedrooms, and a modern family bathroom
- Beautifully maintained rear garden providing a private outdoor retreat, perfect for alfresco dining and entertaining
- Versatile outbuilding fully equipped with lighting and electricity — ideal for use as a home office, studio, gym, or workshop
- Situated in one of Nottingham's most sought-after suburbs, with boutique shops, cafés, restaurants, and bars along Central Avenue, plus Bridgford Park and riverside walks on the doorstep
- Excellent connectivity with well-regarded local schools, frequent bus links into Nottingham city centre, and easy access to the A52 and wider road network







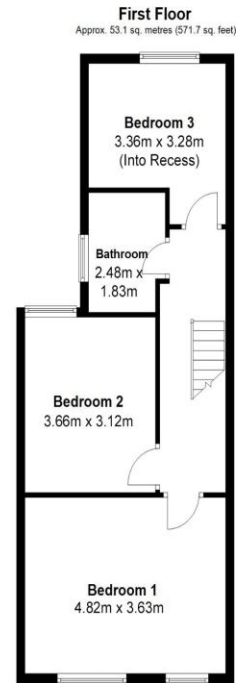
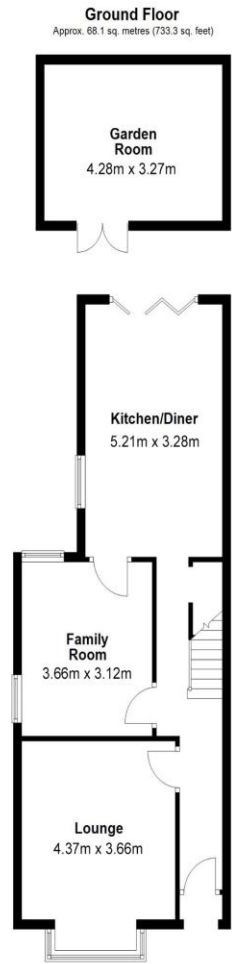








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Total area: approx. 121.2 sq. metres (1304.9 sq. feet)