



Rex Gooding

15 Mabel Grove, West Bridgford, NG2 5GT

Guide Price: £485,000

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Offered to the market with no upward chain, this substantial Victorian home provides over 1,600 sq.ft. of versatile accommodation arranged across three floors, occupying a highly sought-after position in the heart of West Bridgford.

Full of character and generous room proportions, the property offers exceptional flexibility for modern family living. The ground floor comprises a welcoming entrance hall, a spacious bay-fronted lounge, a separate dining room and a further reception room, ideal as a family room, playroom, home office or even a sixth bedroom if required. To the rear is a fitted kitchen with access to the enclosed garden, while a useful cellar provides excellent additional storage.

The first floor offers three well-proportioned double bedrooms together with a shower room and separate WC. The second floor provides two further generous bedrooms, creating excellent space for growing families or those working from home.

Outside, the enclosed rear garden enjoys a good degree of privacy and benefits from a useful outbuilding, offering further storage.

Ideally situated within walking distance of Central Avenue, residents can enjoy an excellent selection of cafés, restaurants, shops and supermarkets, alongside highly regarded schools, regular transport links into Nottingham City Centre and nearby riverside walks.

Offering spacious and flexible accommodation in one of Nottingham's most desirable locations, this is a fantastic opportunity to acquire a substantial period home with no onward chain.

Accommodation & Amenities

- Chain Free
- Five bedrooms with three versatile reception rooms
- Bay-fronted lounge plus separate dining room
- Additional reception room ideal as a family room, home office or sixth bedroom
- Cellar providing excellent storage
- Prime West Bridgford location close to Central Avenue and excellent schools



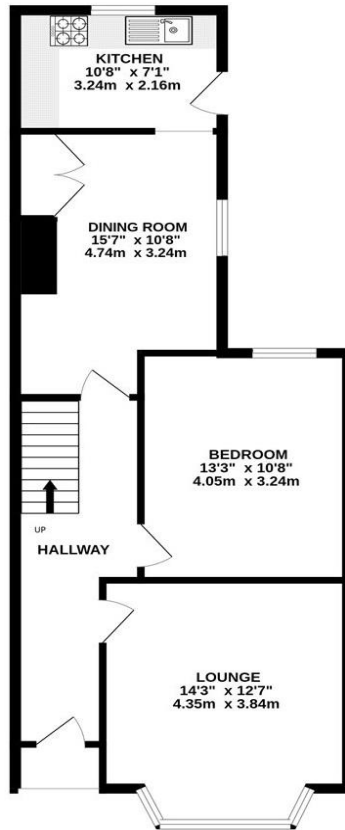




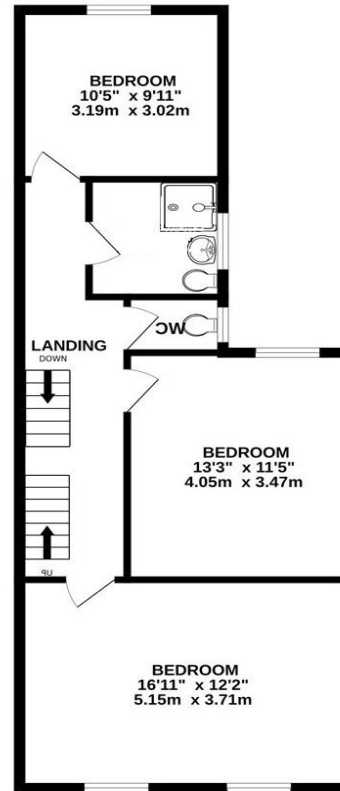
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



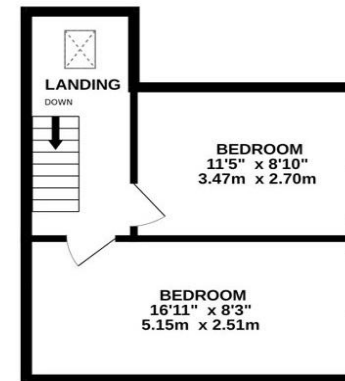
GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 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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