

Rex Gooding



1 Northwold Avenue, West Bridgford, NG2 7JD

Guide Price: £525,000

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A rare opportunity to acquire a substantial detached period residence occupying an impressive plot within West Bridgford.

Beautifully presented throughout, this charming family home combines elegant character with generous proportions, creating bright and welcoming accommodation ready to enjoy from day one. Equally appealing is the exceptional opportunity for future enhancement, offering excellent scope for further enlargement to the rear together with loft conversion possibilities, subject to the necessary planning consents.

The accommodation begins with an inviting entrance hall leading into a spacious reception room featuring a striking bay window, creating an ideal setting for everyday living or entertaining guests. Double doors open into a delightful sun room overlooking the private garden, providing a peaceful place to relax throughout the seasons.

The well appointed kitchen diner enjoys excellent storage and preparation space, with direct access outside, making it perfect for modern family life.

The first floor offers three generous bedrooms, all beautifully proportioned, together with a contemporary shower room and separate cloakroom.

Outside, the property continues to impress. Ample driveway parking sits to the front, while the magnificent rear garden provides an exceptional outdoor environment with extensive lawn, mature planting, established boundaries and generous patio areas ideal for entertaining, children or simply enjoying the peaceful surroundings.

Homes offering this combination of location, character, plot size and future potential are rarely available. An early viewing is strongly recommended.

Accommodation & Amenities

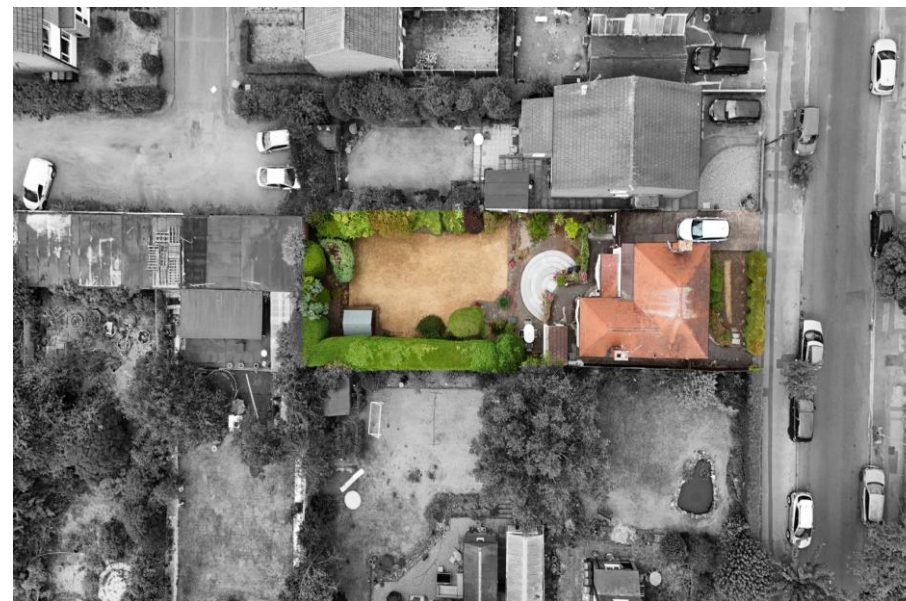
- Substantial detached period family home
- Prime West Bridgford location
- Generous plot with impressive private rear garden
- Three spacious double bedrooms
- Excellent opportunity to extend and convert the loft subject to planning
- Large driveway providing ample off street parking
- Bright and versatile living accommodation including a delightful sun room





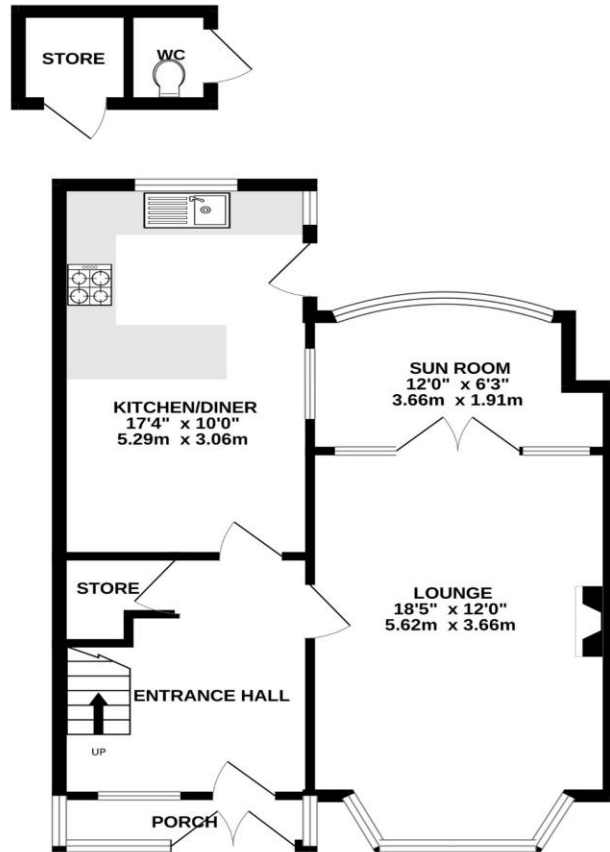




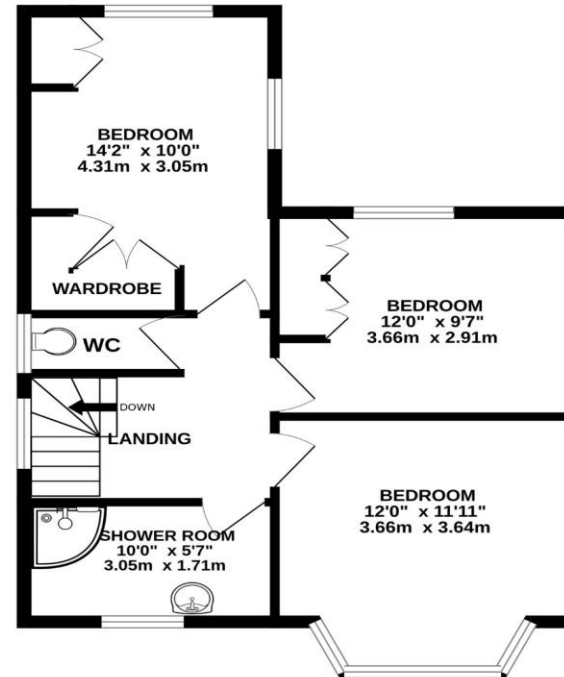


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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