



5 Walcote Drive, West Bridgford, NG2 7JQ

Guide Price: £525,000

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This exceptional detached family home offers the perfect blend of generous living space, practicality and future potential, making it an ideal purchase for growing families looking to settle in a well-established neighbourhood.

From the moment you arrive, the property makes an impressive first impression with its attractive frontage, extensive driveway providing parking for several vehicles and an integral double garage.

Stepping inside, the welcoming entrance hall provides access to all principal ground floor rooms. The spacious lounge is flooded with natural light thanks to the beautiful bay window overlooking the garden and offers an excellent space for relaxing or entertaining guests.

The separate dining room creates the perfect setting for family meals and celebrations, whilst the kitchen enjoys plenty of worktop and cupboard space. There is excellent scope for buyers wishing to modernise or create a stunning open-plan kitchen/family space (subject to any necessary consents).

A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom.

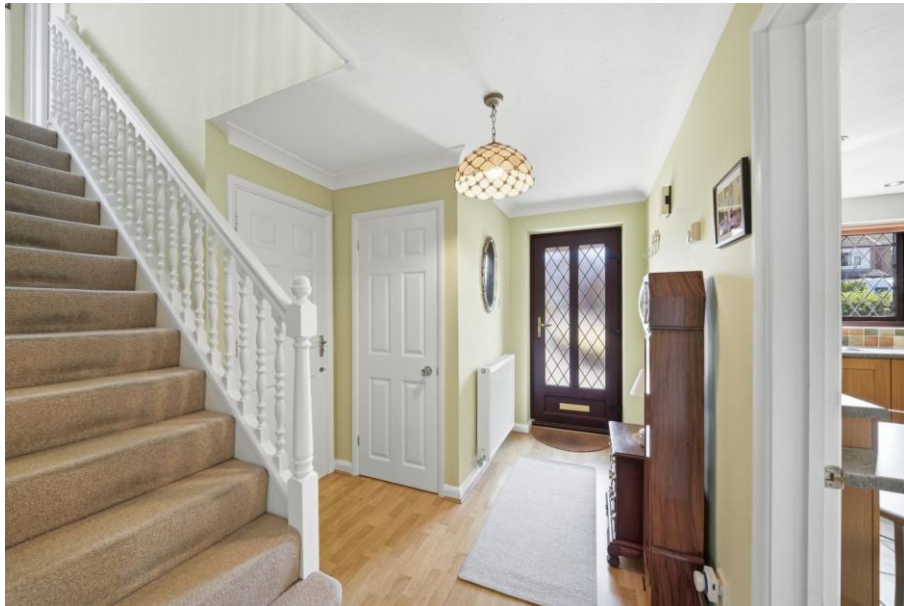
Outside, the private rear garden provides an excellent space for children to play, summer entertaining and outdoor dining. The spacious plot offers mature planting, lawned gardens and patio seating areas, creating a peaceful setting to enjoy throughout the year.

With excellent local schools, nearby amenities, transport links and easy access into Nottingham city centre, this is a fantastic opportunity to secure a substantial family home in a highly regarded location.

Accommodation & Amenities

- Detached four-bedroom family home
- Highly desirable residential location
- Integral double garage
- Large private driveway providing ample off-road parking
- Attractive corner plot
- Enclosed rear garden with patio and lawn
- Close to highly regarded schools
- Easy access to Nottingham city centre and major transport links











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 133.7 sq. metres (1439.3 sq. feet)