

Rex Gooding



1 Newhall Grove, West Bridgford, NG2 5HJ

Guide Price: £425,000

A handsome bay-fronted family home that blends period character with genuine everyday practicality.

Step through the front door into a welcoming hallway, from which both reception rooms are accessed. The lounge is a cosy retreat centred around a feature fireplace, while the sitting room next door has real character of its own — its fireplace flanked by two small windows that bathe the space in soft, filtered light, and a door opening straight onto the rear garden for effortless indoor-outdoor living. Beneath these two rooms lies a useful cellar, offering excellent additional storage that keeps everyday clutter out of sight.

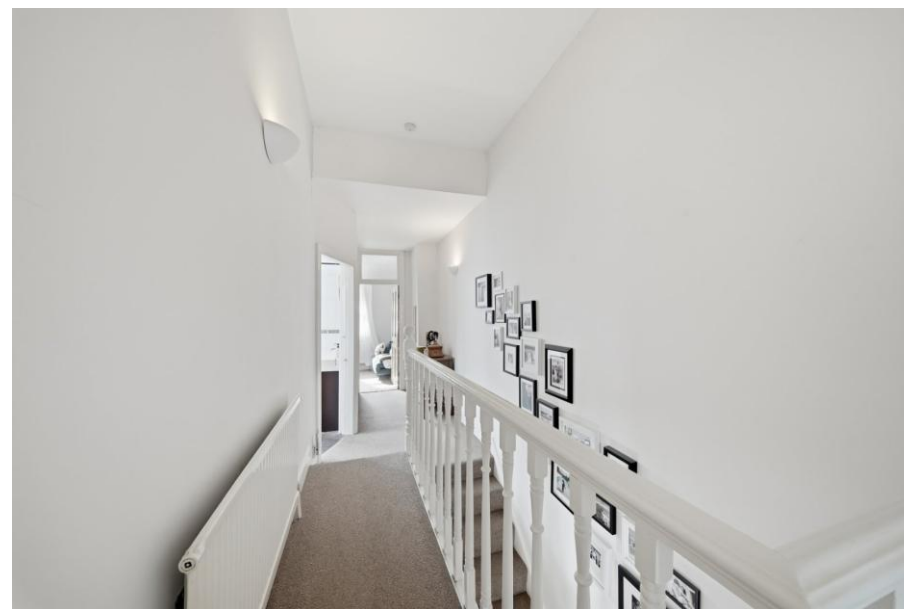
The kitchen is where the home's charm truly shines, its own bay window drawing in an abundance of natural light before the space flows seamlessly into a bright conservatory framing views over the lovely enclosed garden beyond — a private, sheltered spot made for morning coffee, alfresco dining, or simply letting children and pets roam safely.

Upstairs, a thoughtfully arranged split landing leads separately to bedrooms one and two, lending each a quiet sense of privacy rarely found in homes of this style. The principal bedroom is generously proportioned, with a window arrangement that fills the room with natural light throughout the day. A third bedroom and a well-appointed family bathroom complete the first floor, rounding out accommodation that will suit growing families, professionals, and anyone seeking extra space to spread out. For those looking to add further value, the loft offers scope for conversion, subject to the necessary consents, opening up the possibility of additional living space.

Beyond the front door, West Bridgford's reputation speaks for itself. The property falls within the catchment for the area's well-regarded infant, junior and comprehensive schools, making it a natural choice for growing families. Central Avenue's independent cafés, boutiques and restaurants













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

