



32 Alford Road, West Bridgford, NG2 6GJ

Guide Price: £600,000

Guide Price £600,000 - £620,000. This charming 1930s double bay-fronted detached home occupies a desirable central position in West Bridgford, offering the perfect blend of period character and thoughtfully planned modern living space. The property has been skilfully extended to the rear, creating a wonderful flow between the enlarged kitchen, extended reception room, and a versatile home office or study area. With driveway parking, a garage, and an exceptionally private southwest facing garden complete with a separate garden office building, this home presents an ideal opportunity for families seeking both indoor comfort and generous outdoor space.

Inside, the accommodation flows graciously from a spacious entrance hall through to two well-proportioned reception rooms and a breakfast kitchen, maintaining the elegant proportions typical of the era whilst incorporating practical modern additions. A ground floor home office or snug provides flexible space for working from home or relaxing away from the main living areas, whilst a downstairs WC adds everyday convenience. The thoughtful rear extension has transformed the ground floor, creating bright, connected spaces that work beautifully for contemporary family life.

On the first floor, three generous bedrooms offer comfortable proportions and abundant natural light, providing restful accommodation for the whole family. The bathroom features a simple, modern suite that's both functional and easy to maintain. The loft offers excellent potential for conversion to create additional bedroom space, subject to the necessary planning permissions.

The established rear garden is a particular highlight, enjoying a wonderfully private south westerly aspect that captures the afternoon and evening sun. The mature planting creates a peaceful sanctuary, whilst the substantial garden office building opens up possibilities for home working, a hobby room, or studio space. West Bridgford's enduring popularity stems from its vibrant community atmosphere, excellent local shops, and proximity to sought-after schools. With easy access to Nottingham city centre, complemented by nearby parks and scenic riverside walks along the Trent, the location offers the best of both worlds for those seeking town convenience alongside green spaces and outdoor pursuits.

Accommodation & Amenities

- - Charming 1930s double bay-fronted detached home in a prime central West Bridgford location
- - Thoughtfully extended to the rear, creating an enlarged kitchen, extended reception room, and versatile home office
- - Spacious entrance hall leading to two reception rooms, breakfast kitchen, ground floor study, and downstairs WC
- - Three well-proportioned bedrooms with excellent natural light and a modern bathroom suite
- - Loft space offering potential for conversion subject to planning
- - Driveway parking and garage with useful store at rear with power and lighting
- - Established, exceptionally private southwest-facing garden with separate garden office building
- - Sought-after West Bridgford location with excellent schools, local amenities, and easy access to the city centre
- - Planning granted for extending to the rear and above the garage



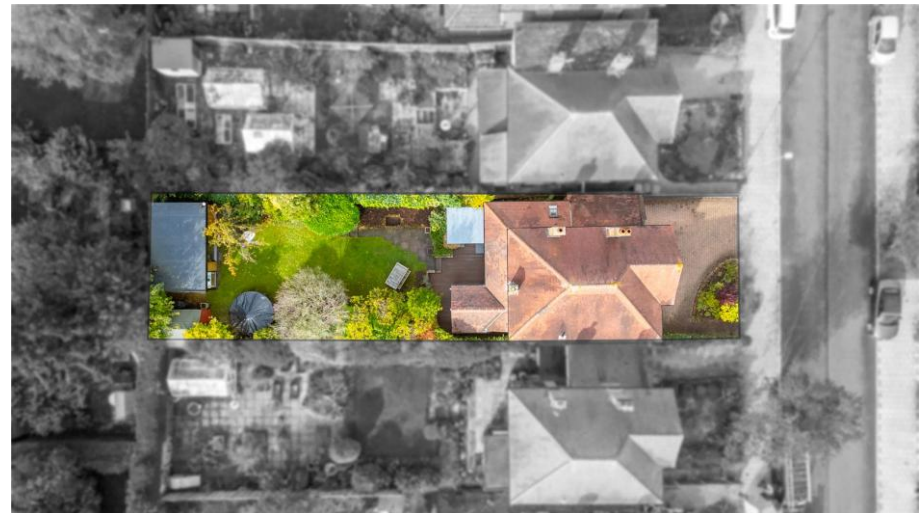






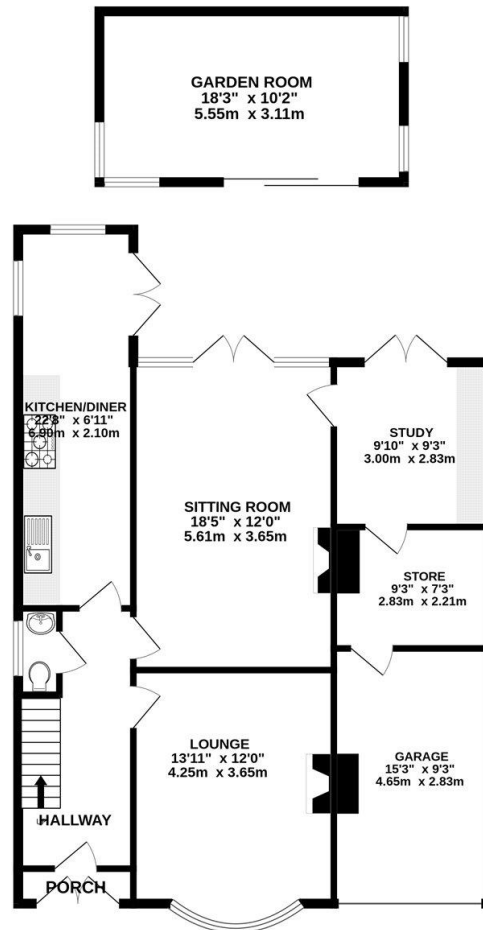




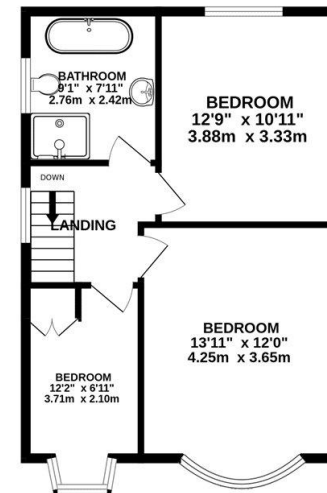




GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1658 sq.ft. (154.1 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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