

Gooding



25 Patrick Road, West Bridgford, NG2 7JY

Guide Price: £625,000

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A substantial double bay fronted period home with driveway parking for 2 cars to the side and centrally located in popular West Bridgford. Patrick Road is a quiet road off Musters Road and only a short walk to Bridgford Park and Central Avenue. The property retains many of the original period features. A full Minton tiled entrance hall leads to a bay fronted reception room with high ceilings and original coving. Second reception room. Modern kitchen diner with bi-fold doors onto rear garden. Downstairs WC. Cellar. To the first floor is the principal bedroom with separate dressing room which offers potential to create en-suite facilities. Two further bedrooms, family bathroom with separate walk-in wardrobe and separate WC. To the second floor are two further bedrooms and large eaves storage with potential to extend the footprint of this floor. Rear Garden with brick built garden store.

Accommodation & Amenities

- Substantial Double Bay Fronted Period Home
- Highly Regarded West Bridgford Location
- Retaining Many Original Period Features Throughout
- Driveway Parking for 2 Cars to the Side
- Two Reception Rooms & Kitchen Diner
- Principal Bedroom with Dressing Room
- Two Further Bedrooms & Bathroom to First Floor
- Two Further Bedrooms to the Second Floor
- Potential to Create Additional Bathrooms
- Private Rear Garden with Brick Built Store
- Gas Central Heating & Double Glazing
- Two Large Loft Storage Spaces



TOTAL FLOOR AREA: 1727 sq ft. (160.5 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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