

**Rex Gooding**



**81 Mona Road, West Bridgford, NG2 5BU**

**Guide Price: £650,000**

## 81 Mona Road, West Bridgford, NG2 5BU

An elegant double bay fronted Victorian family home boasting an incredible kitchen diner extension and boasting double glazed UPVC sliding sash windows. The impressive double reception room has a striking bay window, original coving detail and a complimentary gas fire and surround. The spectacular, extended entertaining space of a family kitchen / diner, fitted with the exclusive 1909 kitchen, Minerva and oak work tops and Neff appliances has a wet under floor heating system. Separate utility room and downstairs WC cloakroom. Upstairs the master bedroom contributes to the ambiance of this elegant home with its ample space and high ceilings. This impressive master bedroom has an en-suite shower room, fitted with Roca sanitaryware and Porcelanosa tiles. Three further double bedrooms are set over two floors. The family bathroom with bath and separate shower also has Roca sanitary ware and Porcelanosa tiles. Large rear garden. Highly sought after West Bridgford location of Lady Bay. Within catchment for the Lady Bay Primary School & Rushcliffe Spencer Academy.

### Accommodation & Amenities

- Elegant Three Storey Period Home
- Incredible Extended Kitchen Diner with Separate Utility & D/S WC
- Beautifully Presented Throughout with High Specification Fixtures & Fittings
- Master Bedroom with En suite & Three Further Bedrooms with Luxurious Family Bathroom
- Popular West Bridgford Location in Bohemian Lady Bay
- Minton Tiled Porch & Entrance Hall, Cast Iron Railings
- High Ceilings with Coving & Wood Effect Double Glazed Sliding Sash Windows
- Large Rear Garden and Cellar for Storage





















