

Rex Gooding



9 St. Helens Road, West Bridgford, NG2 6EX

Guide Price: £775,000

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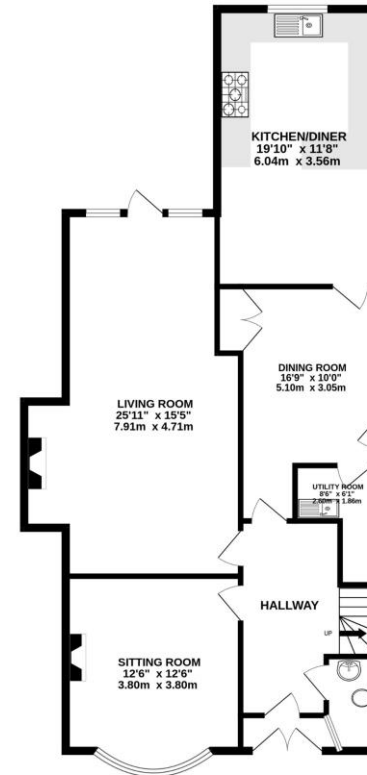
Welcome to a rare opportunity to purchase a warm, happy, family home in a friendly and sought-after neighbourhood in West Bridgford. The detached 1920s property boasts a 100-foot-long South facing rear garden and retains many of the beautiful original period features throughout.

The stunning oak entrance hall leads to two sumptuous reception rooms and a modern kitchen diner. Upstairs the large landing is bright and spacious with beautiful stained-glass windows to the stairs and landing. There are three double bedrooms, modern bathroom, and a separate WC. There is enormous potential to create more bedrooms in the loft and over the garage subject to planning. Modern gas central heating and double glazing. Driveway parking and garage. The easily maintained established rear garden is a perfect setting for a family get together and for entertaining. Should it rain, there is a well-equipped Arctic Lodge in which to take cover and warm up around the central fire which includes cooking facilities. Within catchment for the Edwalton Primary and the Rushcliffe Spencer Academy and within walking distance of shops and local amenities.

Accommodation & Amenities

- Substantial 1920's Detached Period Home
- Highly Regarded West Bridgford Location
- Retaining the Original Period Features Throughout
- Well Proportioned and Beautifully Presented Accommodation
- Fantastic 100-Foot-Long South Facing Rear Garden
- Two Reception Rooms & Modern Kitchen Diner
- Three Double Bedrooms & Modern Bathroom
- Excellent Local School Catchment
- Garage & Driveway Parking
- Gas Central Heating & Double Glazing

GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 1872 sq.ft. (174.0 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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