



Rex Gooding

58 Ella Road, West Bridgford, NG2 5GW

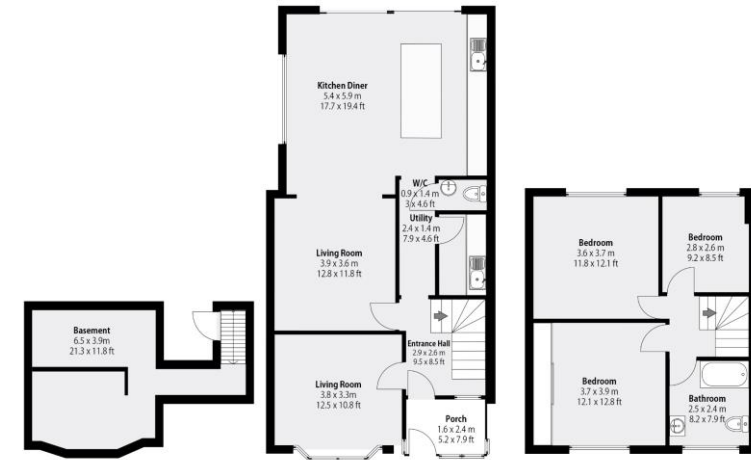
Guide Price: £575,000

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A substantial Edwardian period home that has been skilfully extended to the rear to create a fabulous kitchen diner with bi-fold doors onto a large South facing rear garden. The property also offers two beautifully appointed reception rooms, utility room and a downstairs WC. To the first floor are three bedrooms and a modern family bathroom. Ella Road is ideally located only a short walk across Bridgford Park to Central Avenue. The property offers driveway parking to the front and modern gas central heating and double glazing. Excellent local school catchment. Huge potential to convert loft into fourth bedroom with en-suite and a study area (planning permission previously granted & plans available). No upward chain.

Accommodation & Amenities

- An Elegant Bay Fronted Edwardian Period Home
- Impressive Entrance Hall with Original Tiled Floor
- Two Beautifully Appointed Reception Rooms
- Full Width Kitchen Diner Extension with Bi-Fold Doors
- Separate Utility Room
- Downstairs WC Cloakroom
- Three Bedrooms & Modern Bathroom
- South Facing Rear Garden & Patio Area
- Block Paved Driveway to Front
- Modern Gas Central Heating & Double Glazing
- Fabulous Central West Bridgford Location
- Planning Previously Granted for 4th Bed & En-suite in Loft
- Within Catchment for the West Bridgford Infant, Junior & The West Bridgford School
- No Upward Chain



Total Combined Area: 143.9m² | 1548 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room size and other items included in this floorplan are NOT TO SCALE.









