



Rex Gooding

9 Seymour Road, West Bridgford, NG2 5EE

Guide Price: £450,000

Nestled at the tranquil river end of coveted Lady Bay, this magnificent three-bedroom Victorian semi-detached home captivates with its timeless elegance and pristine period features. Step through the front door into a breathtaking Minton-tiled entrance hall—a stunning showcase of Victorian craftsmanship rarely preserved in such immaculate condition.

Lady Bay, West Bridgford's hidden jewel, offers an idyllic lifestyle coveted by discerning homeowners. This charming enclave combines the tranquility of riverside living with the convenience of urban amenities. Residents enjoy picturesque walks along the River Trent, the vibrant local nature reserve, and the community atmosphere of Lady Bay's independent shops, artisan cafés, and welcoming pubs.

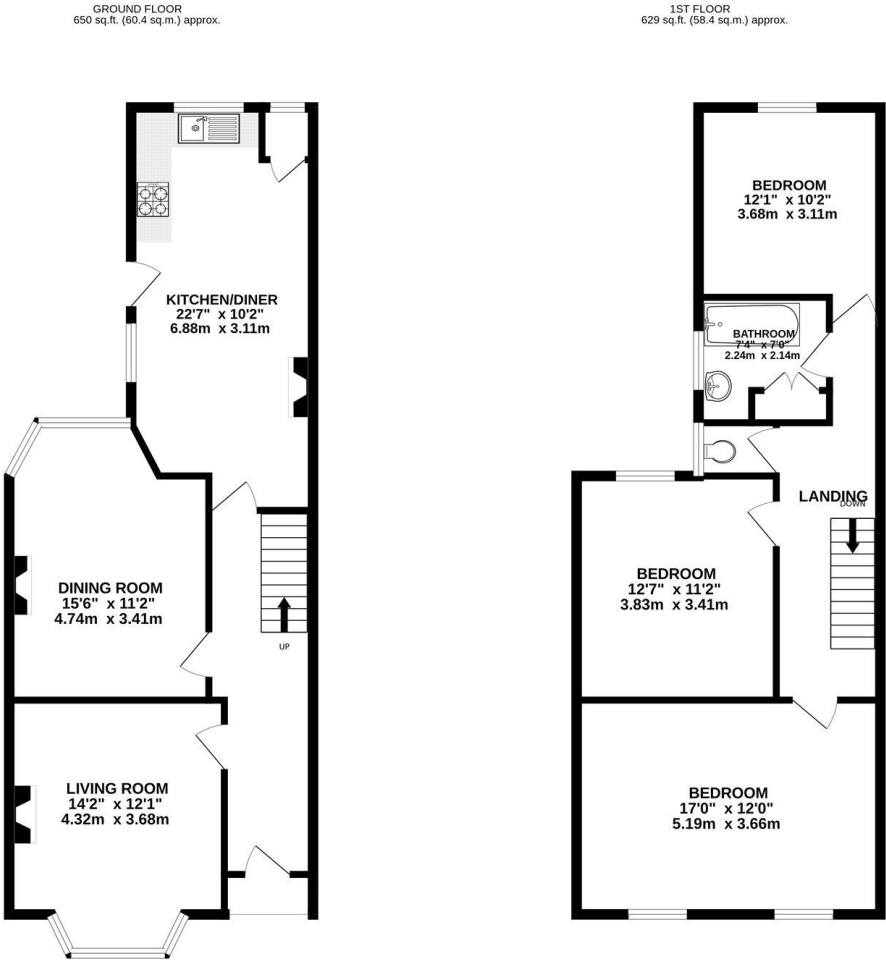
The area boasts excellent schools, beautiful green spaces, and easy access to West Bridgford's sophisticated shopping and dining district. Just minutes from Nottingham city center yet maintaining its distinctive village feel, Lady Bay represents suburban living at its finest.

Graceful high ceilings adorned with original ornate coving create an atmosphere of grandeur throughout, while authentic feature fireplaces serve as elegant focal points in the home's generously proportioned rooms. The property boasts two versatile reception spaces perfect for both entertaining and everyday family life, complemented by a welcoming kitchen-diner ideal for culinary creativity and casual dining.

Upstairs, three substantial double bedrooms provide ample space for family or guests, served by a family bathroom and separate WC. The expansive, untapped loft space presents an exciting opportunity to create an additional double bedroom (subject to planning permission), allowing new owners to increase both living space and property value.

Modern comforts haven't been overlooked—the home benefits from efficient gas central heating and double glazing throughout, marrying Victorian character with contemporary convenience. The property's premier location offers the perfect balance of peaceful riverside living while remaining within easy reach of local amenities and transport links.

This remarkable home represents a rare opportunity to acquire an authentic period residence with preserved heritage features in one of Nottingham's most desirable and sought-after neighborhoods.



TOTAL FLOOR AREA: 1278 sq.ft. (118.8 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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