

Rex Gooding



33 Valley Road, West Bridgford, NG2 6HG

Guide Price: £1,700,000

This traditional 1920's detached family home is located on arguably the region's finest residential road, set back from the road behind electric gates with a truly impressive 135-foot-long South facing front garden that is also incredibly private. The spacious accommodation, spread over two floors, provides ample room for comfortable living, and the option of utilizing the ground floor bedroom as an annexe adds versatility to the layout. It benefits from many original features but also has the added addition of modern upgrades and potential to extend further.

The property's stunning landscaped gardens offer a serene outdoor space for relaxation and entertainment with the private front garden enjoying a lovely open aspect with a stunning backdrop of mature trees. There is also an equally private landscaped rear garden, with various seating areas enjoying the last of the evening sun. The ground floor boasts a welcoming and impressive reception hall with beamed ceiling, elegant sitting room with an inglenook fireplace and concertina doors opening into a garden room onto a sun terrace, The dining room has a beautiful bay window and beamed ceiling, and there's an inner lobby with fitted cupboards and downstairs cloaks WC, leading into a study/home office which is fully fitted with bespoke furniture and doors leading to the rear patio. The contemporary open-plan living/dining kitchen has underfloor heating and access to the rear patio through bi-fold doors. Additionally, there's a utility room, a shower room, and a family room/bedroom on this level which has been previously used as a self-contained annex.

Upstairs, featuring an ornate spindle staircase, there are five double, well-appointed bedrooms all with fully fitted furniture including wardrobes, cupboards, shelving and desk area and stunning, private views of both the front and rear gardens. Three of these are en-suite (with underfloor heating in the master), along with a family shower room. The loft room provides additional storage, space and versatility, previously used as a games room.

Externally, the property features electric security gates opening onto a generous driveway, landscaped gardens with well-stocked flower borders, patio areas and outdoor power points and security lighting. There's also potential for further development with previously approved planning permission for a garage. Situated in the sought-after area of West Bridgford, the property benefits from close proximity to excellent amenities, schools, and transport links making it an ideal family home. Overall, this family home offers a wonderful combination of character, comfort and convenience in a highly regarded residential location.





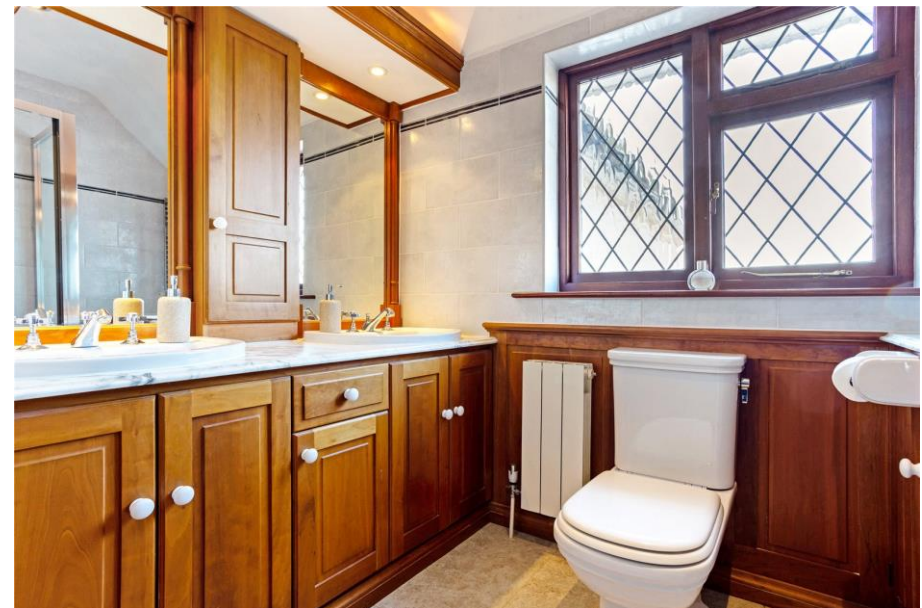




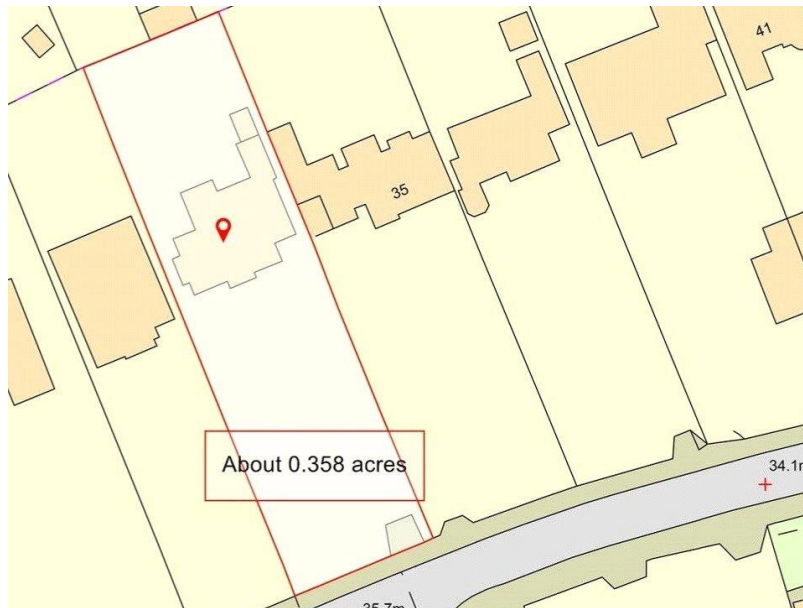












Accommodation & Amenities

- Traditional 1920's Detached Family Home
- Impressive Entrance Hall
- Five Reception Rooms
- Open Plan Living Dining Kitchen
- 5/6 Double Bedrooms & 5 Bathrooms (4 Ensuite)
- Landscaped Private Gardens to the Front & Rear
- Highly Regarded West Bridgford Location with 0.36 Acres
- Flexible Accommodation with Ground Floor Annex
- Excellent EPC Rating D

Approximate Area = 291.2 sq m / 3136 sq ft
Loft Room = 18 sq m / 194 sq ft
Total = 309.2 sq m / 3328 sq ft
Including Limited Use Area (10.8 sq m / 116 sq ft)
For identification only. Not to scale.
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