



Rex Gooding

15 Patrick Road, West Bridgford, NG2 7JY

Guide Price: £825,000

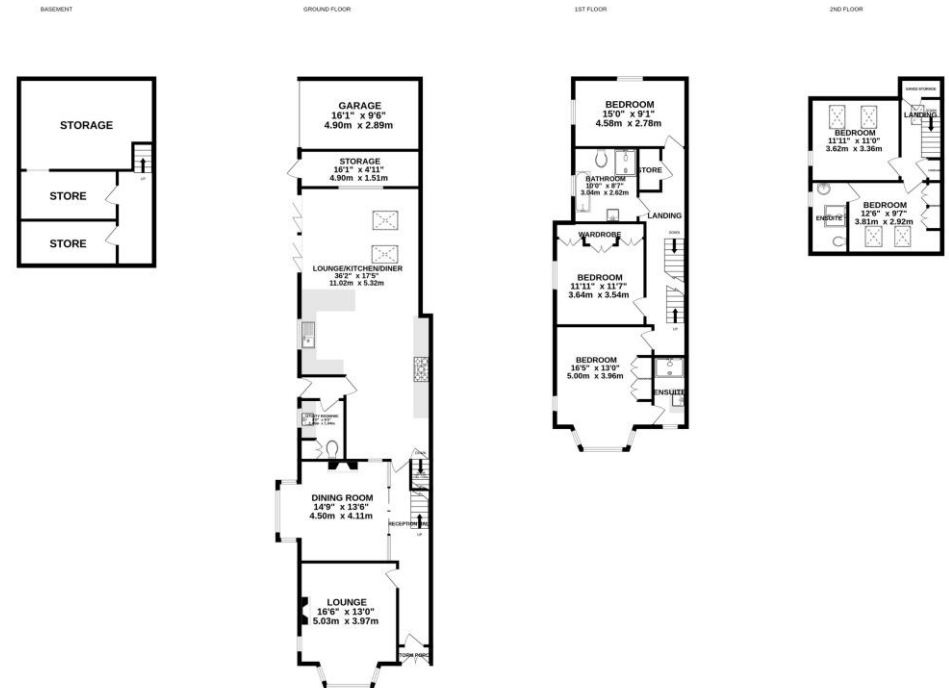
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Guide Price £825,000 - £850,000. This substantial three-storey Victorian semi-detached home occupies a fabulous corner plot in the heart of popular West Bridgford with a bonded gravel driveway to the front, and a South-West facing pretty garden featuring artificial grass. The property has been extended to the rear across two floors to create fabulous and luxurious living and sleeping accommodation.

With its beautiful bay windows and red-brick exterior, this imposing property makes an immediate impression and retains much of its late Victorian character while offering modern family living. The five-bedroom home stands in an excellent location within walking distance of West Bridgford's amenities and close to good schools, making it an ideal choice for families.

The property has been thoughtfully developed over recent years with a rear extension creating a spectacular open-plan kitchen dining and living space. This bright and airy space features a vaulted ceiling with skylight windows and large bi-folding doors that open onto the landscaped garden. The contemporary German-designed kitchen incorporates painted wood units and Silestone work surfaces, with ample space for comfortable seating alongside a dining table and chairs. The kitchen area flows seamlessly into a practical utility room and cloakroom.

Adjacent to the kitchen lies a versatile family room or playroom that could equally serve as a formal dining room. This space, along with the elegant drawing room at the front of the house, features charming bay windows and period fireplaces. Throughout the property, original Victorian features have been carefully preserved, including a beautiful full Minton tiled entrance hall.



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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