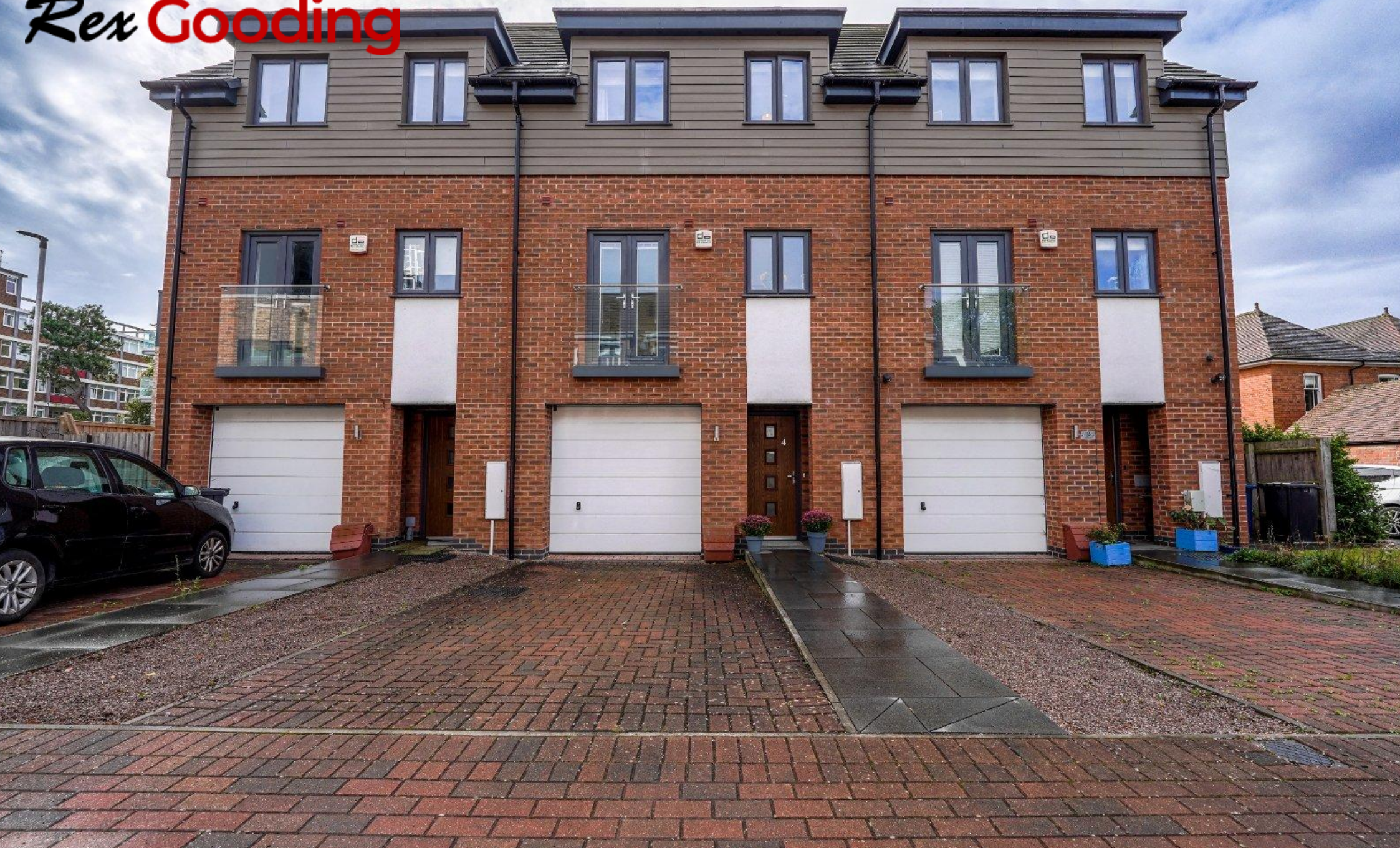


Rex Gooding



4 Poppy Close, West Bridgford, NG2 7SW

Guide Price: £450,000

Guide Price £450,000 - £475,000. This exceptional modern family home, built in 2015 by renowned housebuilders Jelson, represents one of just nine exclusive properties on a peaceful cul-de-sac. Crafted to the highest standards, the home showcases premium finishing touches throughout, including elegant oak staircases and interior doors, sophisticated high-gloss kitchen units with granite worktops, integrated AEG appliances and luxurious Porcelanosa tiling.

The thoughtfully designed three-storey layout maximizes both space and natural light, beginning with a welcoming entrance hall that leads to a convenient ground floor bedroom perfect for guests, home office, or children's playroom. The utility room and downstairs cloakroom add practical convenience, while the integral garage provides secure parking and additional storage.

The heart of the home lies on the first floor, where an impressive open-plan kitchen, dining, and living space creates a stunning entertaining area. French doors open to Juliet balconies at both ends, flooding the space with natural light and creating an airy, contemporary feel. The premium kitchen features granite worktops, integrated appliances, and stylish under-pelmet lighting that enhances the sophisticated aesthetic.

The second floor accommodates the private quarters, with a generous master bedroom boasting fitted wardrobes and a modern en-suite shower room. There is a further double bedroom with built in wardrobes and a single bedroom currently used as a study. A well-appointed family bathroom completes this level providing comfortable accommodation for the whole family

Outside, the property benefits from a block-paved driveway and an attractive south-facing rear garden that's been beautifully landscaped for both visual appeal and low maintenance. The fully enclosed garden is perfect for entertaining with established borders.

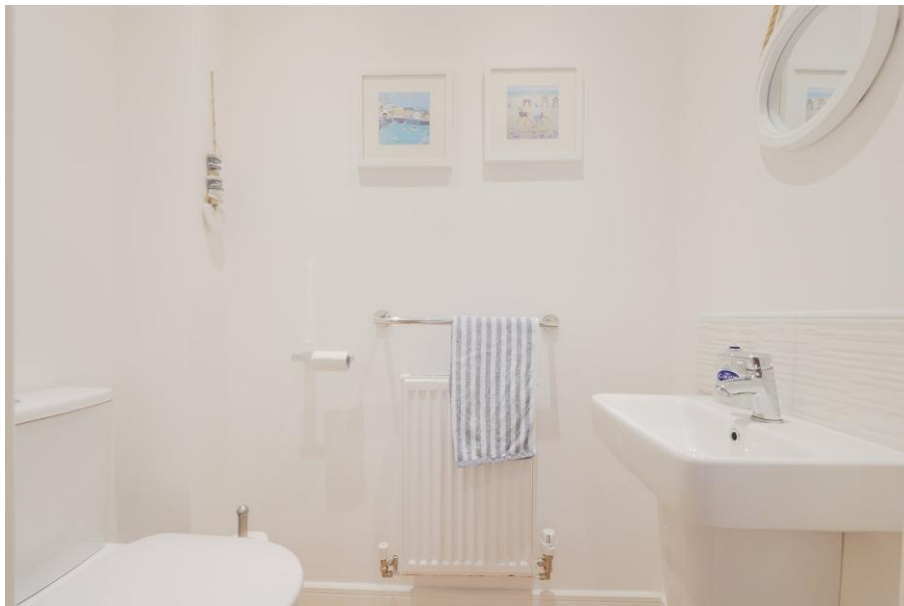
The location is truly outstanding, positioned just a short stroll from the scenic River Trent where residents can enjoy riverside walks, cross the historic suspension bridge, or access the tram network. West Bridgford's vibrant town centre lies within easy walking distance, offering an array of independent shops, cafes, restaurants, and essential amenities. The property enjoys excellent transport links with regular bus services including the Skylink to East Midlands Airport, while Nottingham city centre and railway station are easily accessible by car or on foot.

Families will particularly appreciate the proximity to West Bridgford's highly regarded schools, with this property falling within the catchment area for several outstanding primary and secondary schools. The combination of quality construction, premium fixtures, thoughtful design, and this sought-after location creates a truly exceptional family home that perfectly balances modern comfort with convenient connectivity to both city amenities and natural beauty.

Accommodation & Amenities

- Modern three-storey family home built in 2015 by respected Jelson Homes with premium oak finishes throughout
- Stunning first-floor open-plan kitchen, dining and living space with granite worktops and Juliet balconies at both ends
- Four bedrooms including master with en-suite, plus downstairs WC, utility room and integral garage
- Beautiful south-facing landscaped garden with patio area and established borders
- Prime location just a short walk from River Trent with scenic walks and tram access
- Walking distance to West Bridgford town centre with excellent shops, restaurants and amenities
- Outstanding transport links including regular buses, Skylink to airport, and easy access to Nottingham city centre
- Catchment area for highly regarded West Bridgford schools making it perfect for families

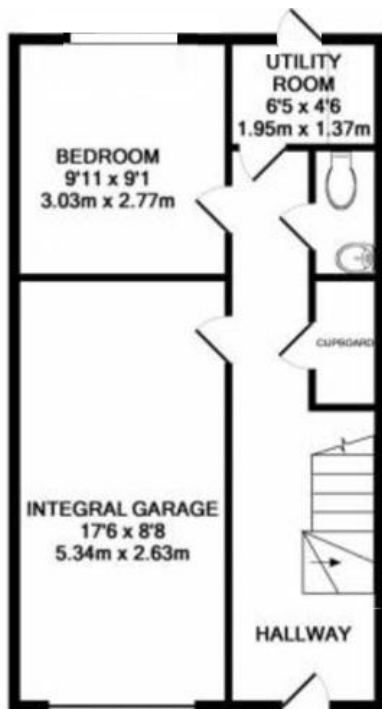








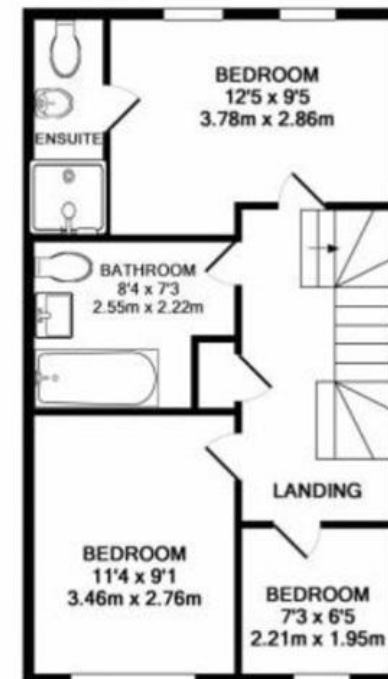




GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1328 SQ.FT. (123.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019