



Rex Gooding

57 Rodney Road, West Bridgford, NG2 6JH

Guide Price: £695,000

This magnificent 1930's double bay fronted home presents an exceptional opportunity in one of West Bridgford's most coveted locations, nestled on a tranquil tree-lined street just moments from the vibrant Central Avenue shopping and dining scene. The property stands as a testament to the era's architectural elegance, with carefully preserved period features that create an atmosphere of timeless charm throughout.

Upon entering, you're greeted by a grand entrance hall that sets the tone for the generous proportions found throughout this distinguished home. The ground floor unfolds to reveal a beautifully appointed reception room, offering elegant entertaining space flooded with natural light from the characteristic bay window. The dining room has a beamed ceiling, feature fireplace and French doors onto the rear garden. The separate kitchen provides excellent scope for contemporary transformation, while the convenient downstairs cloakroom adds practical functionality to daily living.

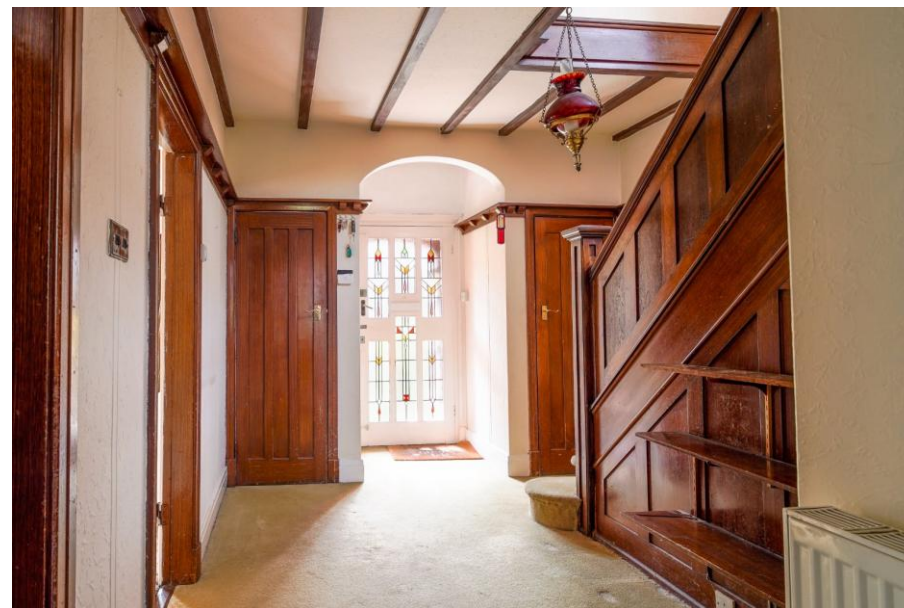
The first floor continues the theme of spacious accommodation with two substantial bedrooms that capture the home's original grandeur, complemented by a useful third bedroom perfect for guests, a home office, or nursery. The family bathroom and separate WC complete the upper level, offering both convenience and privacy.

Perhaps the property's crowning glory is its established rear garden, a mature sanctuary that basks in sunlight throughout the day and provides the perfect backdrop for outdoor entertaining and family life. The generous plot size hints at the exciting possibilities that lie ahead, with many neighbouring properties having successfully extended into side returns, rear extensions, and loft conversions to create truly spectacular family homes.

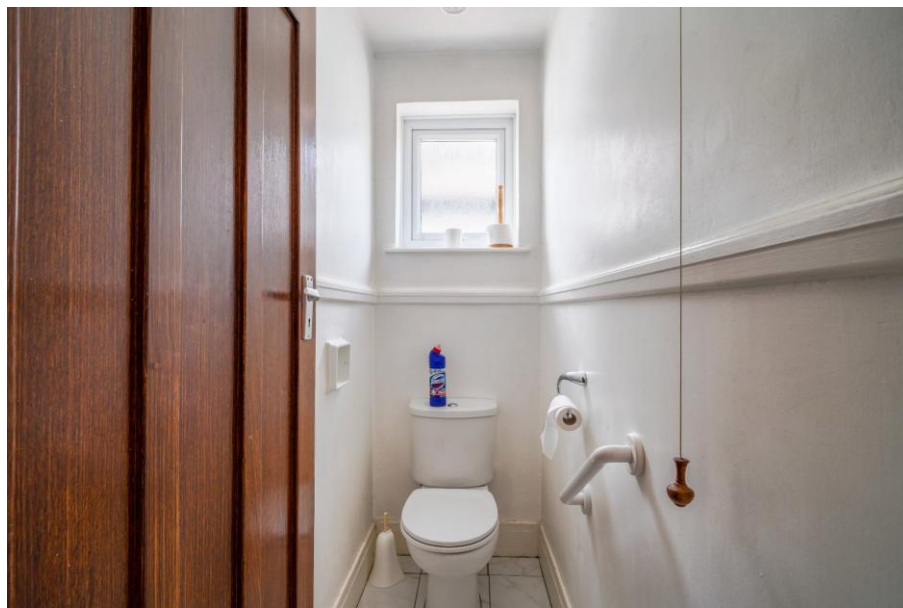
This remarkable residence sits within excellent school catchments, making it particularly appealing to families seeking both character and educational excellence. With no onward chain complications, this represents a rare chance to acquire and transform a substantial period property in one of Nottinghamshire's most desirable postcodes into your dream family home.

Accommodation & Amenities

- Magnificent 1930's double bay fronted home located on a peaceful tree-lined street in highly sought-after West Bridgford, just a short stroll from Central Avenue's vibrant shops and restaurants.
- Impressive entrance hall welcomes you into this characterful property that has carefully retained its beautiful original period features throughout.
- Two generously proportioned reception rooms offer elegant entertaining spaces with stunning bay window to the front & French doors to the rear.
- Separate kitchen provides excellent potential for contemporary transformation into a modern family hub.
- First floor accommodation comprises two substantial bedrooms that showcase the home's original grandeur, plus a versatile third bedroom ideal for guests or home office use.
- Family bathroom and separate WC on the upper level provide both convenience and privacy for busy households.
- Magnificent established rear garden creates a mature sanctuary that enjoys sunlight throughout the day, perfect for outdoor entertaining and family life.
- Exceptional potential to create a first-class family home through updating and modernization, with many neighboring properties having successfully extended into side returns, rear spaces, and loft areas.
- Excellent local school catchment area makes this property particularly attractive to families seeking both period character and educational excellence.
- No upward chain ensures a smooth purchasing process for this rare opportunity to acquire a substantial period property in one of Nottinghamshire's most desirable locations.





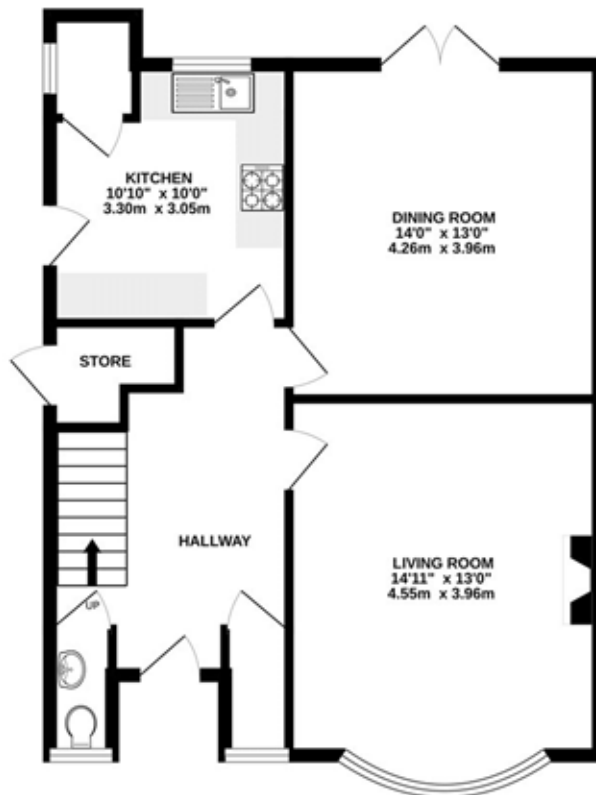




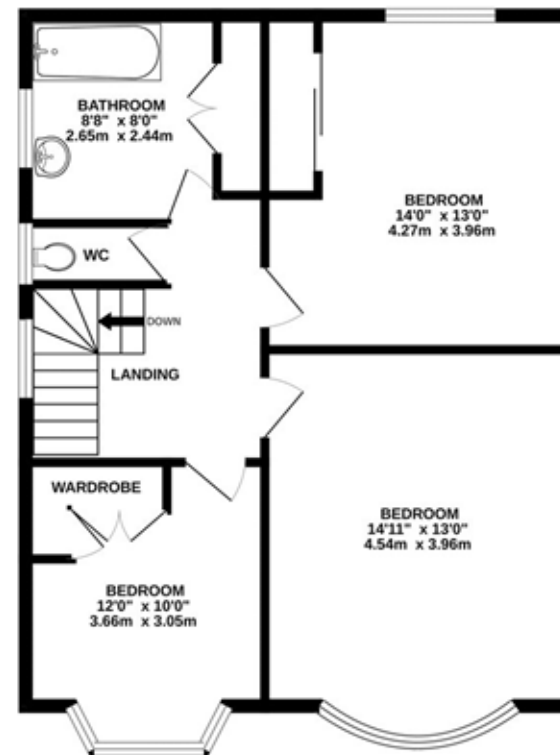




GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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