

Rex Gooding



56 Trevor Road, West Bridgford, NG2 6FT

Guide Price: £815,000

This elegant single-storey residence presents beautifully proportioned accommodation that seamlessly blends comfort with elegant living spaces. Upon entering through the impressive reception hall, you are immediately struck by the thoughtful layout that flows naturally from room to room, creating an inviting atmosphere perfect for both daily living and entertaining.

The heart of the home features a generously sized living room with fabulous views of the meticulously maintained mature garden. The sunroom serves as a tranquil retreat accessible from both the living room and dining room, creating a seamless indoor-outdoor living experience that captures natural light throughout the day.

The modern kitchen is complemented by a convenient pantry for storage and off the entrance hall is a practical ground-floor WC for guests. The versatile home office doubles as a potential third bedroom, providing flexibility for modern living needs, while two additional double bedrooms ensure comfortable accommodation for family and visitors. A well-positioned bathroom completes the thoughtfully designed interior layout.

The property's standout feature is undoubtedly its remarkable outdoor space, encompassing just over a quarter of an acre of beautifully established grounds. The mature garden provides exceptional privacy and tranquillity, enhanced by the additional land parcel that was thoughtfully acquired from the neighbouring Valley Road property, creating an unusually generous plot for the area. The practical driveway configuration allows for convenient in-and-out access, while the attached garage provides secure parking and storage.

Situated in one of the area's most coveted locations, this property offers immediate appeal for those seeking refined single storey living without compromise. The substantial loft space presents exciting possibilities for buyers with vision, offering the potential to transform this already impressive home into an even more substantial family residence, subject to obtaining the necessary planning permissions.

This unique combination of established elegance and future potential makes this property a rare opportunity in today's market.

Accommodation & Amenities

- Elegant single-storey residence with beautifully proportioned rooms and thoughtful layout flowing naturally from space to space.
- Impressive reception hall leads to generously sized living room with fabulous views of the meticulously maintained mature garden.
- Sunroom retreat accessible from living room & dining room, creates seamless indoor-outdoor living experience.
- Kitchen with pantry storage and ground-floor WC, plus versatile home office that doubles as potential third bedroom.
- Two additional double bedrooms and well-positioned bathroom complete the thoughtfully designed interior layout.
- Remarkable outdoor space encompassing just over a quarter acre of beautifully established grounds with exceptional privacy.
- Practical driveway configuration allows convenient in-and-out access with attached garage for secure parking and storage.
- Substantial loft space presents exciting possibilities for expansion into a more substantial family residence with proper planning permissions.







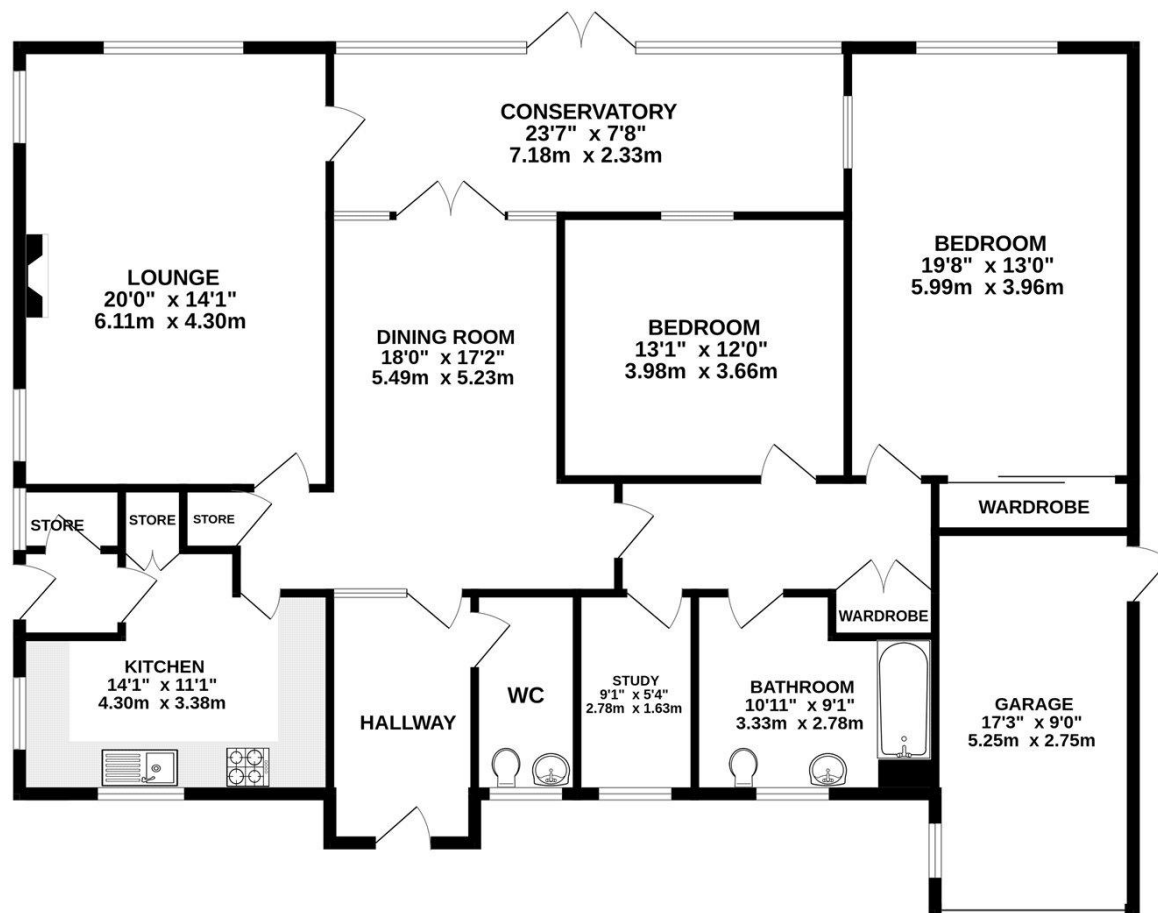








GROUND FLOOR
1774 sq.ft. (164.8 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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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