



Rex Gooding

16 Deane Road, Wilford, Wilford, NG11 7GQ

Guide Price: £415,000

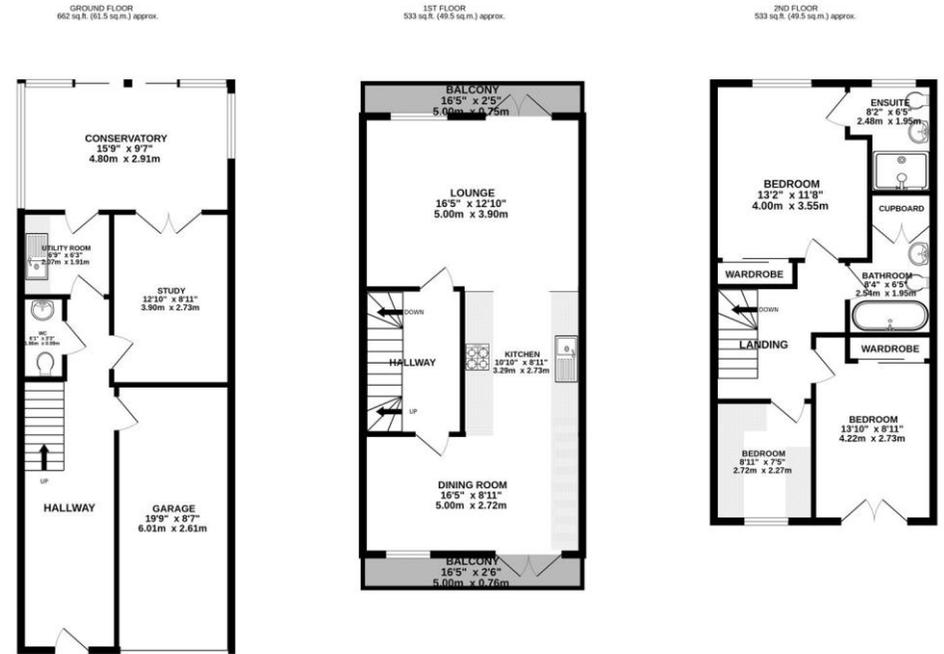
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This exceptional three-storey townhouse represents a rare opportunity to acquire a meticulously maintained home that seamlessly blends contemporary living with thoughtful design. Spanning an impressive and spacious 1728 square feet, this property offers generous proportions throughout while maintaining an efficient and practical layout. The current owners have invested significantly in creating a sophisticated residence that caters to modern lifestyle demands while retaining character and charm throughout.

The heart of this remarkable property lies in its innovative first-floor living arrangement, where an expansive open-plan kitchen and dining area flows effortlessly into a comfortable lounge space. This sociable layout maximizes natural light and creates an ideal environment for both daily family life and entertaining guests. French doors from this impressive space lead to a private balcony, offering delightful views over the rear garden and creating a perfect spot for morning coffee or evening relaxation.

The kitchen itself showcases exceptional attention to detail, featuring a super high specification modern design that combines style with functionality. Premium finishes and carefully selected fixtures create a space that will inspire culinary creativity while maintaining the clean, contemporary aesthetic that runs throughout the property.

Accommodation is thoughtfully distributed across the three floors, providing excellent flexibility for families of varying sizes and requirements. The ground floor features a versatile reception space that has been expertly adapted to serve as a practical home office, complete with bespoke built-in furniture that maximizes efficiency



TOTAL FLOOR AREA: 1728 sq.ft. (160.5 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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