

Rex Gooding



26 Epperstone Road, West Bridgford, NG2 7QF

Guide Price: £550,000

Guide Price Range £550,000 - £575,000. This charming four-bedroom semi-detached period home with its attractive bay-fronted facade offers a wonderful blend of character and practicality in one of West Bridgford's most sought-after locations. Set across three well-proportioned floors, the property provides generous living space that's perfectly suited to modern family life while retaining plenty of period charm. The west-facing rear garden is a particular highlight, capturing the afternoon and evening sun, while the home's position close to excellent local schools and amenities makes it ideally placed for families looking to put down roots in this vibrant community.

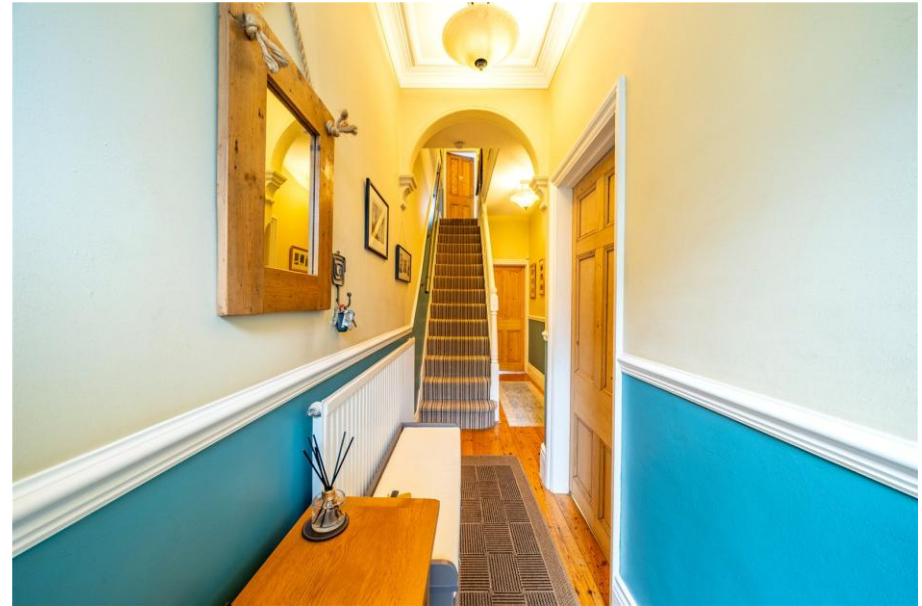
The ground floor has been thoughtfully arranged to maximise both comfort and functionality. Two reception rooms provide flexible living space, whether you need a formal sitting room and separate family area, or prefer to use one as a dining room or home office. The good-sized kitchen diner forms the heart of the home, offering ample space for family meals and everyday living, while a separate utility room keeps the practical side of household management discreetly out of sight. Large cellar space. This flow between spaces creates a home that feels both welcoming and highly liveable.

Accommodation on the first floor comprises two well-proportioned bedrooms complemented by the convenience of both a main bathroom and a separate shower room, which proves invaluable during busy morning routines. The second floor adds two further double bedrooms to the mix, bringing the total to four and providing excellent flexibility for growing families, guests, or anyone needing dedicated space for working from home. This generous bedroom count, spread across multiple floors, ensures everyone has their own territory while maintaining a sense of togetherness on the main living levels.

The property's location is one of its strongest assets, placing you within comfortable reach of West Bridgford's excellent array of independent shops, cafes and green spaces, while remaining perfectly positioned for the school run and commuting into Nottingham city centre. The private rear garden offers a lovely outdoor retreat without demanding excessive maintenance, and while parking is on-road as is typical for this characterful neighbourhood, the overall package of space, period features, practical layout and prime position makes this a truly compelling home for those seeking room to grow without sacrificing urban convenience.

Accommodation & Amenities

- Charming four-bedroom semi-detached period home with attractive bay-fronted facade across three floors.
- Two reception rooms offering flexible living space for family life, dining, or home office use.
- Good-sized kitchen diner with separate utility room for practical household management.
- Large cellar.
- First floor features two well-proportioned bedrooms, a main bathroom and separate shower room.
- Second floor provides two further double bedrooms, ideal for families, guests or home working.
- West-facing rear garden that captures afternoon and evening sun with easy maintenance.
- Walking distance to West Bridgford's independent shops, cafes, parks, excellent schools and Nottingham city centre.

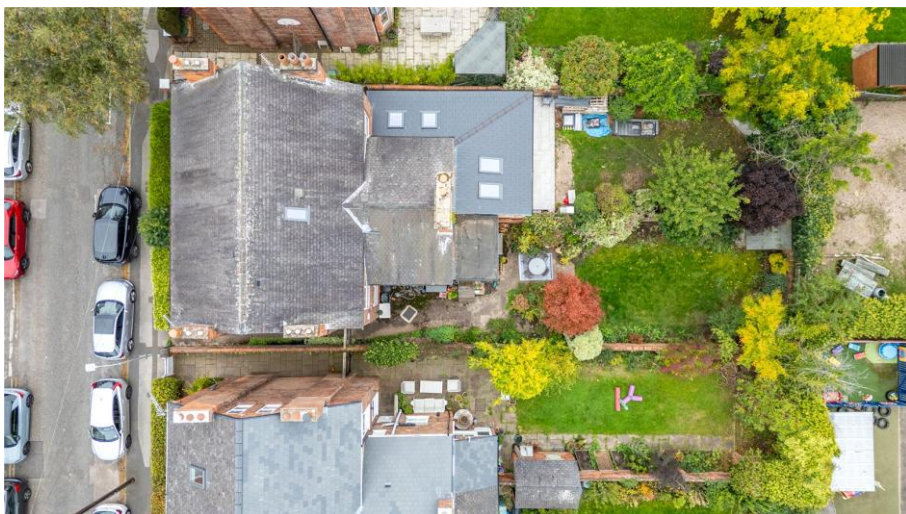






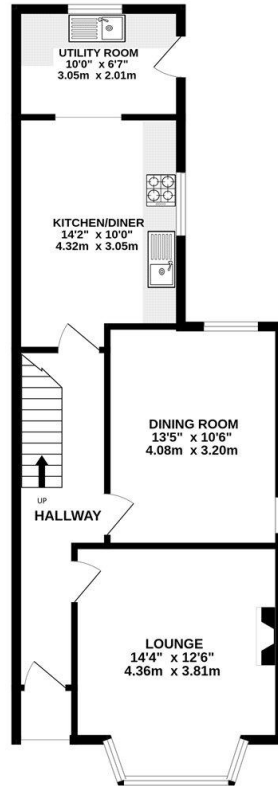








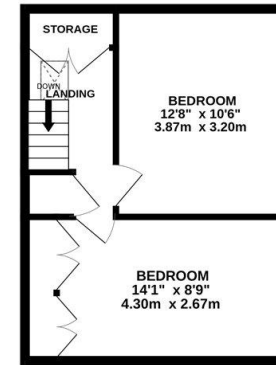
GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



2ND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 1489 sq.ft. (138.3 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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