

Rex Gooding



149 Gertrude Road, West Bridgford, NG2 5DA

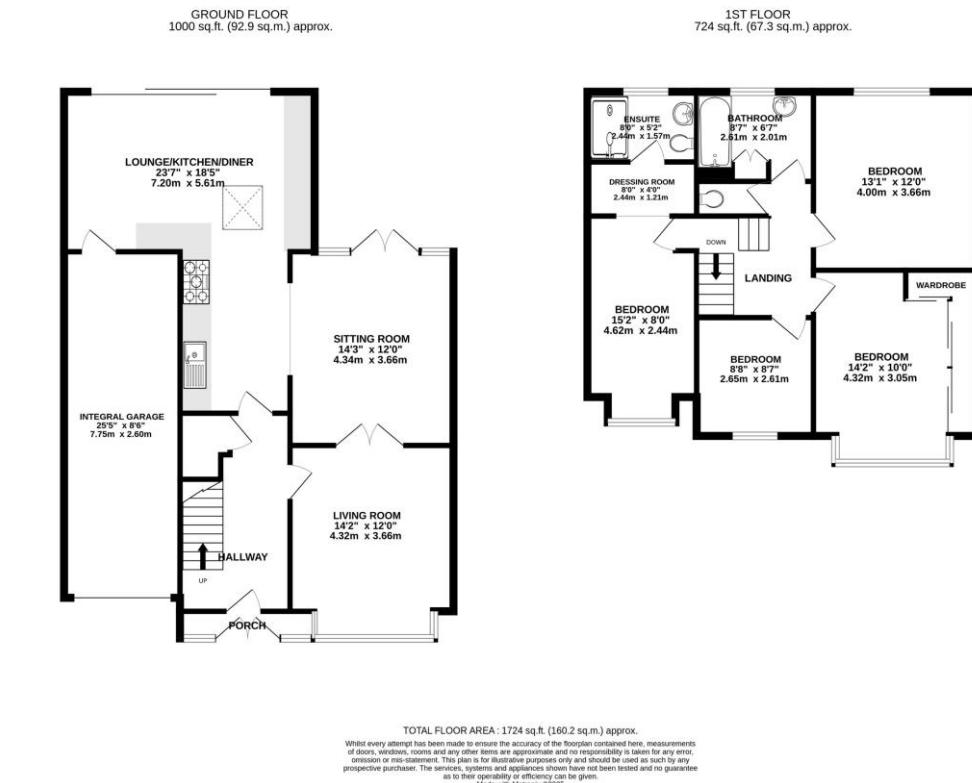
Guide Price: £729,950

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This beautifully presented and skilfully extended detached family home occupies a prestigious position in the sought-after Lady Bay area of West Bridgford, perfectly positioned opposite the tennis courts on Gertrude Road. The property benefits from a driveway with a double tandem integrated garage and a large and established rear garden that provides an exceptional outdoor sanctuary for modern family living and entertaining.

Upon entering the home, you are greeted by an impressive sized entrance hall that flows seamlessly into the fabulous modern kitchen diner and open-plan living space, flooded with natural light from floor-to-ceiling sliding patio doors that open directly onto the rear garden. The kitchen dining area is enhanced by underfloor heating, ensuring year-round comfort and efficiency. This generous reception area is further enhanced by French doors onto the garden and double doors connecting to the bay-fronted reception room, allowing the spaces to be opened up to create a magnificent entertaining environment perfect for hosting. The integral double tandem garage provides not only secure vehicle storage but also incorporates practical utility facilities, adding significant functional value to this exceptional home. The dining area benefits from hard-wired ceiling speakers, perfect for entertainment and ambiance.

The first-floor accommodation is equally impressive, with bedroom four having its own dressing room and en-suite shower room. Three additional well-proportioned bedrooms and a family bathroom complete the sleeping arrangements, offering flexibility for growing families, guests, or home office requirements. The bathrooms are equipped with underfloor heating for added comfort. Throughout the property, Cat5



TOTAL FLOOR AREA: 1724 sq.ft. (160.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are indicative only. We cannot accept responsibility for any 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 condition or working order can be given.
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