



# An individually architect designed family home

**29 Valley Road, West Bridgford, Nottingham**

Freehold





A magnificent four storey detached family home • High sought after location • Underfloor heating to the ground floor • CCTV and data cabling • Three Reception Rooms Stunning basement cinema room • Open plan dining kitchen • Utility Room & Cloaks • Five double Bedrooms Family Bathroom, En Suite & Shower Room • Detached Double Garage & generous gardens • EPC rating: B

### Location

The property sits in a highly regarded residential area of West Bridgford and nestles within close proximity to houses of similar values. It lies within easy reach of the excellent and well regarded facilities and amenities in West Bridgford town centre.

West Bridgford is one of Nottinghamshire's most favoured locations for families and home owners. Offering a wide range of shops, cafes and bars and easy access to the City Centre.

There is also high grade schooling at both primary and secondary levels within easy reach. The property has easy access to the A52 providing access to a wide range of both local and regional centres. The A52 has access to the A46 Fosse Way leading North to Newark (quick rail link to London Kings Cross) and South to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible..

### Description

An individually architect designed family home in a premier location sitting on a generous plot of approximately 0.5 acres.

This property oozes quality from start to finish with designer wallpapering, sanitary ware via Villeroy and Boch and Laufen. There is a full CCTV system which can be viewed remotely via tablet or smart phone. The basement cinema room holds all multi media systems for both CCTV, wired music and Cat 5 data cabling.

Ground floor - Entrance door opening into: Reception Hall, feature tiled flooring, stairs to first floor, intercom system to front entrance gates and doors leading off to:

Dining / family Room. An 'L' shaped room providing flexible living accommodation. With oak stripped floor, multiple down lighters, double glazed French doors to the front with matching side panels, a wonderful bespoke fitted bar and display cabinet and double doors opening through to.

Sitting Room, a light and airy room with oak flooring, down lighters, three sets of French doors leading out to the rear patio, wiring for TV and opening through to:





Open Plan Dining Kitchen, tiled flooring, base and wall units with granite work surfaces incorporating stainless steel sink unit, induction hob with feature cooker hood above, integrated dishwasher, two electric ovens and integrated microwave, plumbing for American fridge, island unit with granite work surfaces and integrated wine fridge, double glazed French doors to the rear elevation and further double glazed window to the rear. Wiring for wall mounted television, LED plinth lights, multiple downlighters and giving access to:

Utility Room, door to the side elevation and base units incorporating stainless steel sink unit. Family Room / Study/ Home Office, oak flooring and double glazed French doors to the front elevation, access to inner lobby which in turn leads to: Downstairs Cloaks, tiled walls and flooring, low level WC with hidden cistern, frosted double glazed window to the front elevation and feature wall hung wash hand basin with waterfall mixer tap.

Steps from inner lobby lead down to:

Basement Cinema Room, a truly stunning room, air conditioning unit, Pelmet mood lighting, multiple down-lighters, surround speaker system, cinema screen, ceiling mounted projector. Media cupboard housing security system/ CCTV. Multimedia wiring for Cat 5 and Sky throughout the building. Feature staircase from reception hall giving access to:

First Floor - Landing, double glazed window to the front elevation, radiator

useful under stair storage cupboard, an ideal reading / study area and door giving access to: Principle Bedroom, a wonderful double aspect room, radiator, wiring for TV, double glazed patio doors leading out onto the balcony and access to: Dressing Area, fitted furniture with dressing table, hanging rails and chest of drawers.

En Suite Bathroom, panelled bath, wall mounted mixer tap, fitted TV wired for Sky, low level WC, feature tiled walls and walls, LED plinth lights, shower enclosure/wet area with raindrop fixed shower head, frosted double glazed window to the rear and wall hung twin wash hand basins. Bedroom Two, double glazed window to front elevation and radiator. Bedroom Three, double glazed French doors to the rear elevation with Juliette balcony, radiator and fitted wardrobes. Family Bathroom, panelled bath, low level WC, shower enclosure/wet area with glass screen, wall hung wash hand basin, towel radiator, travertine tiled floor and walls. Staircase leads to the second floor landing which gives access to: Shower Room, tiled floor, vanity unit incorporated wash hand basin, corner shower cubicle, low level WC, towel radiator and built in storage.

Bedroom Four, an L shaped room with three double glazed Velux windows, radiator and access to further:



Storage/Dressing Area. Double glazed window to front elevation and fitted wardrobes. Bedroom Five, an L shaped room with double glazed Velux window, fitted wardrobes and further storage space with double glazed window to the front.

#### Outside

The property is approached off Valley Road via remote, twin gates opening onto the driveway providing hard standing for numerous vehicles with boundary lighting, giving access to: Detached Double Garage Up and over remote roller door, power, light, wall mounted gas boiler and twin hot water tanks.

Main Garden, mainly laid to lawn with flower borders and a variety of mature trees and shrubs, side passageway giving access to the rear garden. Truly a garden that needs to be seen in order to be appreciated with a full width patio area with inset up lighters, area laid to lawn, a

variety of mature trees and shrubs, further decked patio area with outdoor kitchen, outside waterproof speakers and further outside lighting.

#### General Information

##### Tenure

Freehold.

##### Services

Mains electricity, gas fired central heating, drainage and water are understood to be

##### Viewing

Strictly by appointment with Savills.

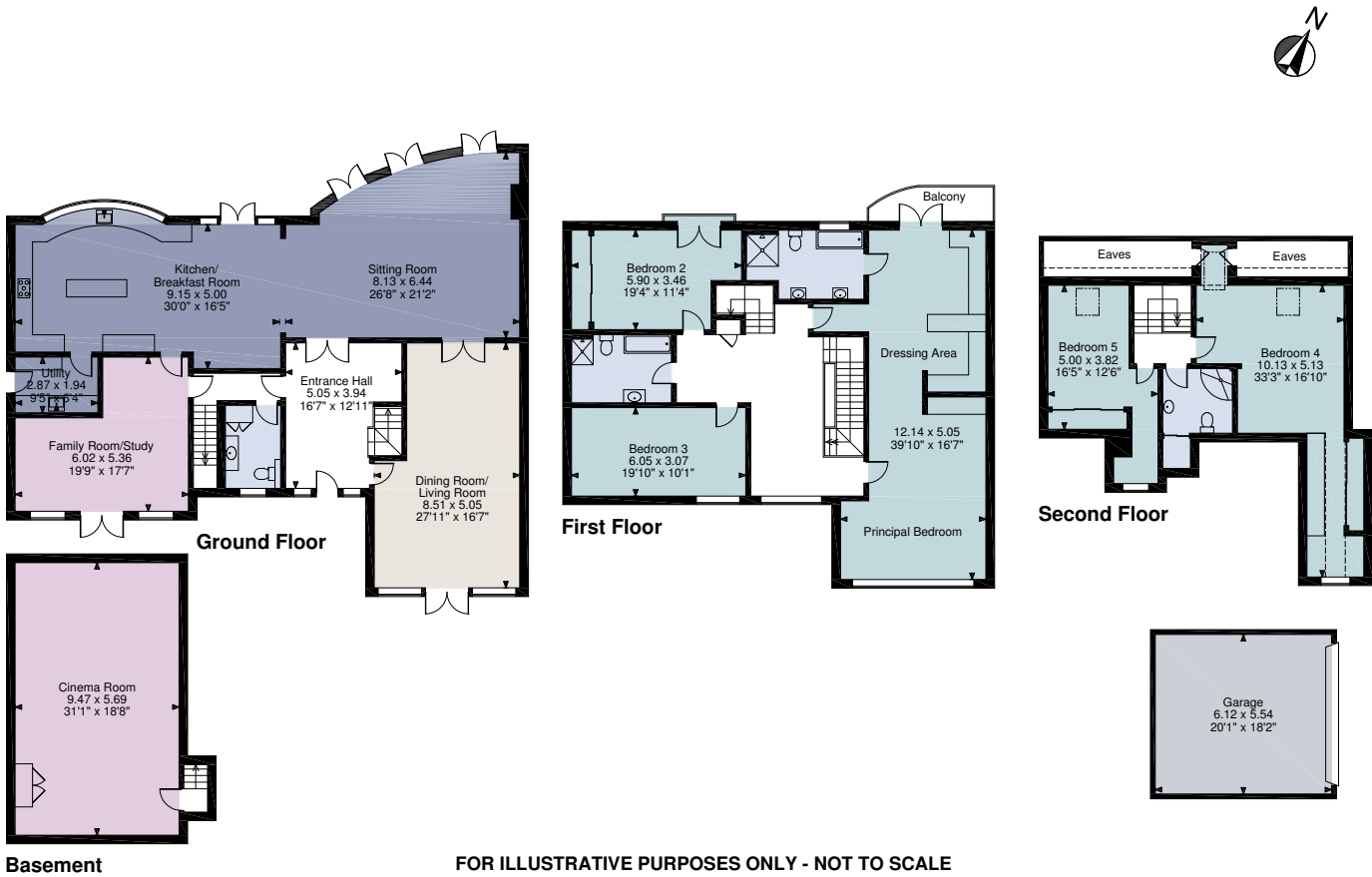






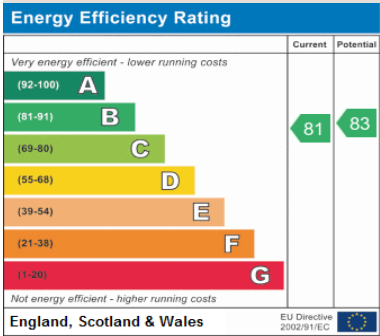


29 Valley Road, Nottingham  
Main House gross internal area = 4,874 sq ft / 453 sq m  
Garage gross internal area = 365 sq ft / 34 sq m  
Balcony external area = 51 sq ft / 5 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8444642/MSZ

For identification only. Not to scale. © 2011271M



**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

