

2 Compton Acres  
WEST BRIDGFORD



# 2 COMPTON ACRES

West Bridgford,  
Nottingham, NG2 7PA

This impressive detached six-bedroom family home is set in a generous plot, offering both space and style in a highly desirable location. Benefitting from a modern kitchen, two reception rooms, a large driveway with ample parking for four vehicles, and a double garage, this property provides a luxurious living experience with all the conveniences for modern family life.

It is excellently located with tram and bus connections to Nottingham City Centre and West Bridgford, as well as easy access to the A52 for commuters. The property lies within the catchment area for The Becket School, West Bridgford School, and a number of highly regarded primary schools, making it an ideal choice for families.









# Step Inside

The property is accessed via a large entrance porch, with wide door leading into a spacious reception hall that benefits from a large walk-in cloaks cupboard. The hall provides access to the two reception rooms and a stunning dining kitchen, with stairs ascending to the first floor.

To the left of the hall is the formal sitting room, a beautifully appointed space featuring an inglenook fireplace with an exposed brick rear wall and a log burner. The room enjoys dual aspect views to both the front and rear, with double patio doors at the rear leading out onto the garden patio.















To the rear of the hall is the open-plan dining kitchen featuring sleek cream gloss base and wall units complimented by curved white speckled quartz worktops. The kitchen is equipped with high-end integrated appliances, including a BOSCH 5-ring induction hob, SIEMENS double oven, and an impressive two fridges and two freezers. An inlaid stainless steel kitchen sink is in keeping with the kitchen's minimalist style, with Quooker hot tap over and integrated dishwasher to the side. Italian Ascott Ceramic floor tiling adds a touch of elegance to the entire kitchen space.

A breakfast bar with seating for three adds further preparatory space whilst creating definition between the kitchen and dining space, which is further cultivated by the change in flooring from tile to oak. Double doors from the dining area open into the hall whilst patio doors directly opposite open to the garden, offering excellent indoor-outdoor flow.



Adjacent to the kitchen is the utility room, featuring under-counter spaces for a washing machine and tumble dryer, with additional cream gloss cabinetry and three large fitted cupboards with shelves. The utility room also includes a large towel radiator, an inlaid stainless steel sink, and an external side door. A door from the utility room leads to the cloakroom, which includes a WC, a sink, and a feature tile backsplash.

On the right side of the hall, past the staircase, lies the second reception room. This versatile space could serve as a home office, snug, or playroom, depending on the homeowner's needs.





## And so to bed...

The spacious landing on the first floor provides access to all six bedrooms and the family bathroom. A large airing cupboard with a radiator offers excellent storage.

The master suite is a luxurious retreat, complete with Sliderobes wardrobes, a dressing area, and an ensuite shower room. The ensuite features a large shower, a sink with a two-drawer vanity unit, and a WC.







The second bedroom is an exceptionally large room, occupying the space above the double garage fitted with Sliderobes wardrobes. It is located next to the third bedroom, which also benefits from Sliderobes wardrobes in addition to an ensuite shower room. The ensuite includes a corner shower, wash hand basin, and WC. Converting the third bedroom into a dressing room for the second bedroom could create an expansive alternative master suite.







There are three further well-proportioned double bedrooms. One is fitted with Sliderobes wardrobes, while another is currently arranged as a home office. The latter features additional Sliderobes arranged with shelves, offering fantastic office storage.

Completing the accommodation is the family shower room featuring a large shower, wash hand basin with vanity unit underneath, large mirrored full height cabinet and WC.









# Gardens

To the front of the property, a gate opens onto a large tarmac driveway, providing parking for up to four vehicles. The double garage, which houses the boiler and water tank, also includes an electric car charger on the external side of the garage. A second gate provides access to the rear garden via the side of the property, where a large shed is located.

The large rear garden is a delightful feature of the property, designed with a central lawn, planted borders, and a circular path layout. A paved patio seating area offers the perfect space for al fresco dining or relaxation. A charming summer house completes the outdoor space, offering a peaceful retreat for the family to enjoy.



# Local Amenities

West Bridgford is one of Nottinghamshire's most favoured locations for families and homeowners. It offers a wide range of shops, cafes and bars and easy access to Nottingham City Centre. There is also well-regarded schooling at both primary and secondary levels within easy reach.













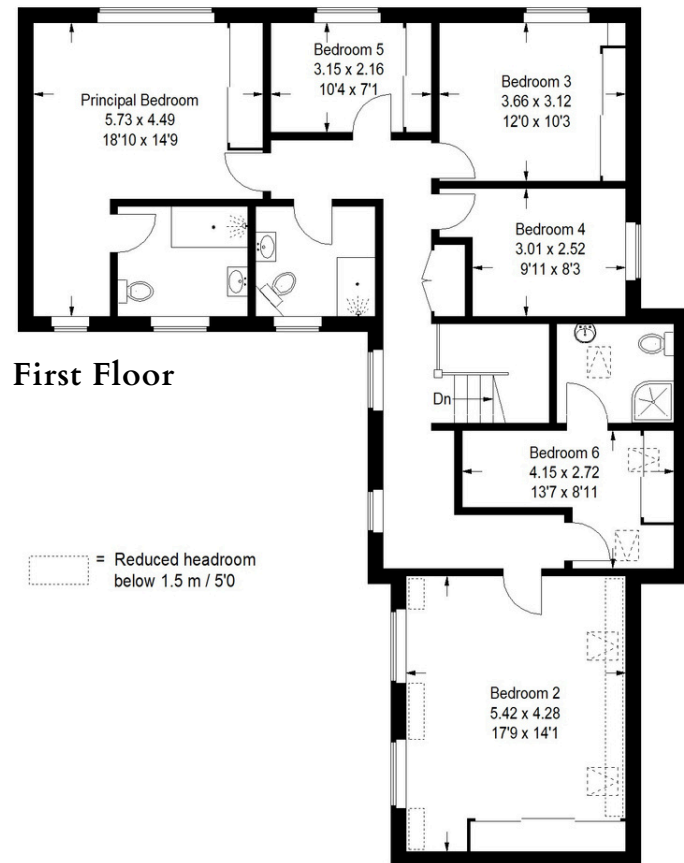
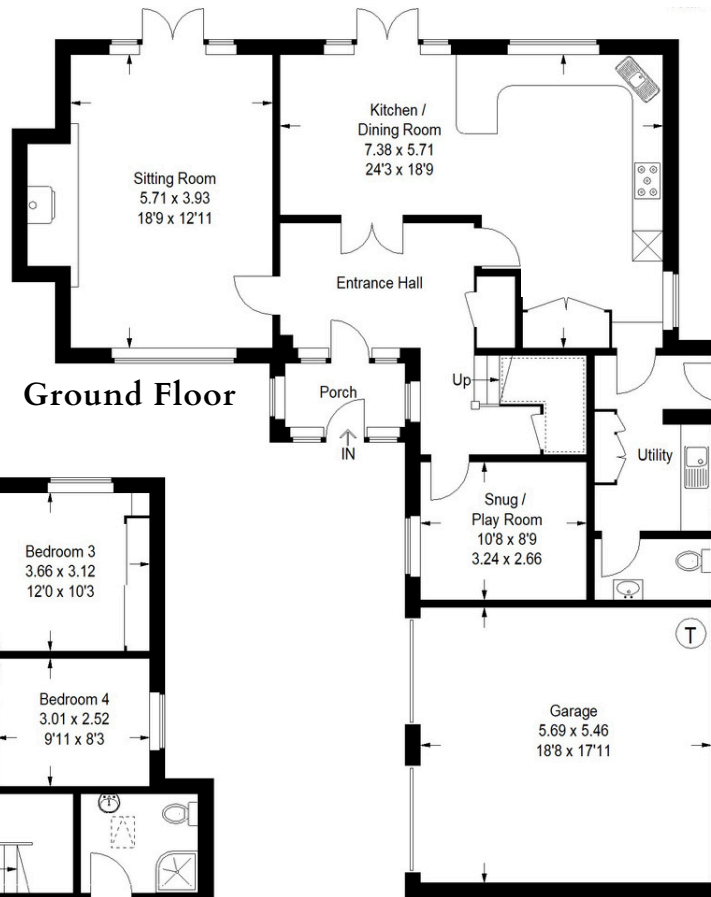
# Floorplan

**Approximate Gross Internal Area:**

220.4 sq m / 2372 sq ft

**Internal Area:** 30.8 sq m / 331 sq ft

**Internal Area:** 251.2 sq m / 2703 sq ft



The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

## Services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired central heating. The property also benefits from solar panels that are owned outright (no associated lease) and run on a feed-in tariff into the national grid. None of the services or appliances have been tested by the agent.

## Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## Finer Details

**Local Authority:** Rushcliffe Borough Council

**Council Tax Band:** G

**Tenure:** Freehold

**Possession:** Vacant upon completion

**EPC Rating:** 81 | B

**EPC Rating Potential:** 84 | B





Digby & Finch

ESTATE AGENTS

01159 505 444

[nottingham@digbyandfinch.com](mailto:nottingham@digbyandfinch.com)

12 Main Road, Radcliffe on Trent, NG12 2FH