



21 Priory Road  
WEST BRIDGFORD



# 21 PRIORY ROAD

West Bridgford,  
Nottingham, NG2 5HU

Built in 1926, this charming semi-detached home is a wonderful example of period architecture, full of original character and thoughtfully maintained over the years. Retaining a wealth of its original features, including stained glass windows, high ceilings, and beautifully preserved coving, the house exudes timeless appeal.

The rooms throughout are generously proportioned, offering comfortable and versatile living spaces. While the property itself is well presented, with a new boiler installed in 2021, the home could benefit from some modernisation, presenting a fantastic opportunity to enhance an already delightful residence.

Externally, the property enjoys a spacious driveway with off-street parking for two vehicles, and a particularly attractive, large rear garden – ideal for families or keen gardeners.

The location is another major draw, situated within walking distance of Central Avenue in the heart of West Bridgford. Here you'll find a vibrant mix of independent shops, cafés, restaurants, and bars, whilst well-regarded schools and leisure amenities are all within the locality making this an ideal setting for those seeking both character and convenience.









# Step Inside

Upon arrival, the property greets you with an arched open porch over the original front door, opening into a welcoming reception hall. Here, a striking original U-shaped staircase rises to the first floor, illuminated at the half landing by exquisite stained-glass windows that add to the sense of heritage. A large walk-in understairs cupboard provides valuable storage.

The parquet flooring from the hall continues seamlessly into the dining room on the left, where a large bay window – with original stained glass to the top panes – overlooks the front garden. Elegant coving and proportions make this a graceful space for formal dining or entertaining.











At the rear of the dining room is the sitting room, an impressively sized and light-filled space with French doors opening onto the garden's rear patio. An electric fire set within a wooden surround atop a stone hearth provides a charming focal point, enhancing the room's cosy yet spacious feel.







To the rear of the hall, behind the staircase, is the practical utility room cum cloakroom. This functional space features a range of base units with a stainless-steel single bowl sink and draining board, as well as space for two under-counter appliances. The room also benefits from a WC, providing additional convenience for busy households.

The dining kitchen sits to the rear of the hall and offers scope for modernisation while being perfectly serviceable in its current form. Fitted with a range of wooden base and wall units, the kitchen includes a single oven with electric four-ring hob, space for an under-counter fridge, and a stainless-steel sink positioned to take in the garden views. A door leads into the rear porch, which is fitted with additional base cupboards and has space for an under-counter freezer, as well as a door to the garden.





## And so to bed...

The original staircase leads up to a bright and open first-floor landing, giving access to four well-proportioned bedrooms, a bathroom and separate WC.

The primary bedroom is situated at the front of the property, with more than enough room to accommodate a king-size bed, as well as a full suite of wardrobes, drawers, and bedside furniture. It is a wonderfully proportioned space with a large window to the front allows for excellent natural light.

Positioned to the rear of the home, the second bedroom is another generously sized double. A distinctive feature of this room is the decorative 1960s electric fireplace, which adds a charming vintage touch and serves as a focal point, evoking the character of the mid-century era.







The third bedroom is another comfortable double, and the fourth, a generously sized single room at the front of the property, offers ideal space for a home office or nursery.

The bathroom is fitted with a bath with shower over, a wash hand basin, half-height tiling, towel rail, and airing cupboard housing the water tank. A separate WC lies adjacent to the bathroom.





## Grounds

The exterior of the property continues to impress. Set back behind a low brick wall and wrought iron fencing, the front garden is tidy and welcoming, with a driveway extending down the right-hand side of the property, offering secure parking for two vehicles.

Double gates at the side lead through to the stunning rear garden, which is beautifully laid out for both leisure and entertaining. A paved patio outside the sitting room and rear porch provides a substantial space for alfresco dining, while an additional hardstanding to the side enhances the entertaining area.

A large lawn stretches beyond, bordered by mature planting including camellia, roses, pyracanthas, Mexican orange, red robin, and forsythia. At the far end of the garden, apple and maple trees offer seasonal colour and shade, alongside a second, peaceful seating area that completes this tranquil outdoor retreat.



## Local Area

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:**  
157.5 sq m / 1695 sq ft

## 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.

## Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating.. None of the services nor appliances have been checked by the agent.

## Finer Details

**Local Authority:** Rushcliffe Borough Council

**Council Tax Band:** E

**Tenure:** Freehold

**Possession:** Vacant upon completion

**EPC Rating:** 65 | D

**EPC Rating Potential:** 84 | B

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.





Digby & Finch

ESTATE AGENTS

01159 505 444

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

12 Main Road, Radcliffe on Trent, NG12 2FH