



16 CHAWORTH ROAD  
WEST BRIDGFORD



# 16 CHAWORTH ROAD

West Bridgford, Nottingham, NG2 7AB

Situated within the sought-after area of West Bridgford this exemplary four-bedroom semi-detached home showcases generously proportioned, professionally designed interiors by Made Up Design Interiors. The design seamlessly blends a mix of contemporary influences with period features and detailing sympathetic to the history of this Victorian property.

Ultra-high-end fittings are evident throughout the property, particularly evident in the dining living kitchen, which was extended in 2019 to create a truly wonderful space. Incorporating Howdens cabinetry, Porcelanosa floor tiles and an extensive range of Samsung appliances. The high-end fittings extend throughout the rest of the property with Villeroy & Boch bathroom suites and bespoke bedroom furniture from Alexander Joshua Fitted Furniture.

This high standard is also evident within the core of the property's workings, with the property benefitting from key modern technologies such as a Power Wall Tesla battery and an Ohme electric car charger. This also extends into the properties heating system with a new boiler fitted in 2022, underfloor heating in the dining living kitchen, bathroom and ensuite as well as Daikin air conditioning units in three of the bedrooms.

Externally the property benefits from a beautifully landscaped garden with pet friendly artificial lawn, large patio and 7-seater Blue Whale Spa hot tub fitted in 2020. To the front of the property is off street parking for one vehicle.







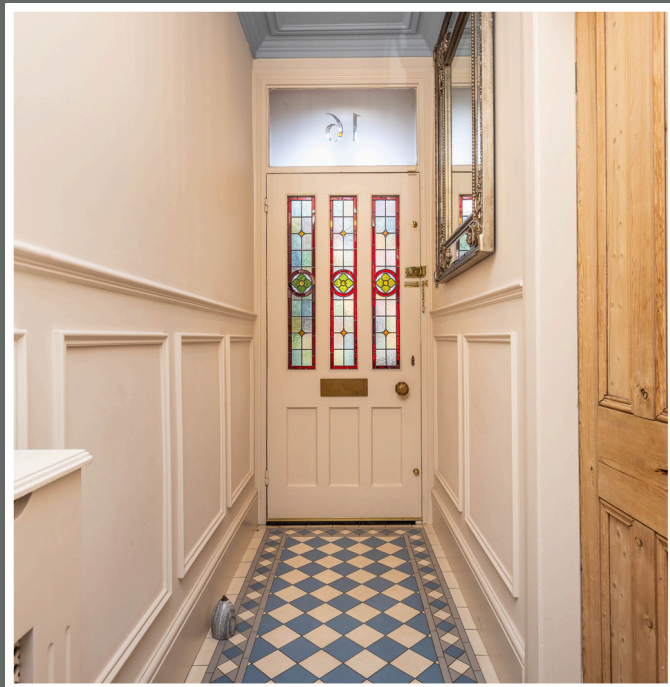


# Step Inside

Minton tile feature flooring leads seamlessly from the open arched entrance through the front door before extending the entire way down the entrance hall. This elegant entrance is further enhanced by half panelling that continues up the stairs to the right-hand side and along the first-floor landing. An understairs cupboard provides useful storage space.

Situated to the front of the property is the beautiful formal sitting room complete with wood flooring and a bay window adorned with plantation shutters. A gas, log effect fire set within a stone fireplace surround provides the perfect focal point to the room.

To the rear of the sitting room is a useful ground floor cloak room, fitted with a wash hand basin with vanity unit under and lit mirror over as well as a WC. Within this property, design is not compromised in even the seemingly simplest of spaces with the cloakroom benefitting from maximalist influenced feature wallpaper and half panelling.



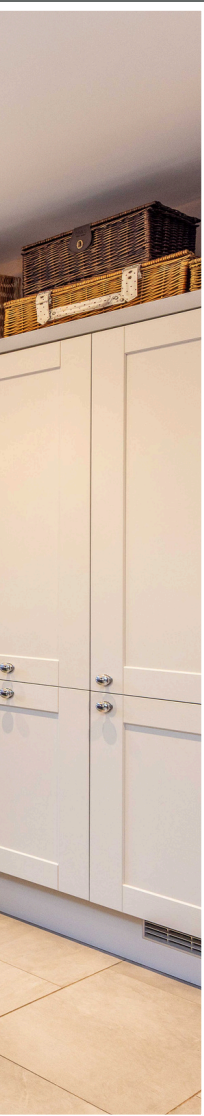












Occupying the entire rear of the property and benefiting from an abundance of natural light due to the large lantern skylights which was fitted during the extension in 2019, is the attractive open plan living dining kitchen. To the right-hand side of the door is a large cloaks cupboard subtly painted in the same colour as the hall panelling, as the colour theming extends into this area of the kitchen. The entire space benefits from underfloor heating set under Porcelanosa floor tiles.

To the front of the room is a wonderful office cum snug benefitting from an Alexander Joshua double desk to one wall and a large laundry cupboard that provides space for a stacked washing machine and tumble dryer, whilst housing the water tank. This area is zoned with deep green colour drenched walls and ceiling.

The kitchen is fitted with a vast range of Howdens modern shaker kitchen units, with light grey base and wall cabinetry complimented by the darker grey cabinetry in the large centre island. Quartz worktops provide extensive preparatory space, whilst a mixture of chrome cup and knob handles adorn the cabinet doors. Within the units set against the walls there are extensive integrated Samsung appliances including 2 ovens, a microwave and a large induction hob with extractor fan over in addition to space for a free-standing American fridge freezer.



The island acts like the hub within the kitchen space with breakfast bar seating for two stools, ideal for socialising as a family whilst cooking in addition to USB and plug points making it perfect for food preparation. There is a ceramic butler kitchen sink with Quooker hot tap over, along with both a full size and slimline dishwashers to the sides. The island also houses a refuge cupboard and wine fridge.

At the rear of the space is the dining area with ample room for a large dining table in front of the bifold doors that open onto the garden patio making this space perfect for indoor/ outdoor entertaining and al fresco dining.





## And so to bed...

Stairs rise to the first-floor landing that provides access to the principal bedroom suite, second bedroom and family bathroom.

The principal bedroom suite spans the entire front of the property, showcasing feature wall murals, sash windows, air conditioning and Alexander Joshua bespoke fitted wardrobes in a contrasting navy blue. There is more than ample space for a king size bed and dressing table in addition to the fitted furniture. The suite also benefits from a beautiful ensuite shower room with underfloor heating and Villeroy and Boch fittings including a Kast concrete designed wash hand basin in forest green perfectly complemented by brushed gold furnishings, and dusky pink feature marble wall tiling that extends into the oversized shower, which in turn benefits from rainfall and handheld shower heads. Completing the ensuite is a WC with a recessed storage cupboard above.







The second bedroom is fitted with Alexander Joshua bunk beds with drawers under, bookcase and wardrobes whilst also benefitting from air conditioning. A sash window overlooks the garden.

Showcasing a beautiful Villeroy and Boch the bathroom suite is complemented by wall panelling and feature tile flooring atop the underfloor heating. The serene, relaxing bathroom is of incredibly generous proportions. The bathroom fixtures include a bathtub with tiled inset shelf behind, an incredibly large walk in steam shower with glass sliding door, rainfall and handheld shower heads, double width wash basin atop a four-drawer vanity unit with mirror above and tall radiator with towel hooks.











Stairs rise again to two further double bedrooms with access to the eaves storage space afforded by cupboard doors on the landing.

Bedroom three also provides access to the eaves storage space whilst having plentiful space for a double bed in addition to the Alexander Joshua desk with fitted shelving above. This room also benefits from a sash window to the side and air conditioning.

Completing the accommodation, the fourth bedroom, currently arranged as a teenage chill out space, is another well-proportioned double with expansive fitted Alexander Joshua fitted wardrobing and a beautiful wrought iron feature fireplace that has been painted white, with original Minton tiles in the hearth.





# Gardens

To the front of the property is a driveway, with off street parking for one vehicle and Ohme electric car charging point, set behind a low wall.

At the rear of the property is a beautifully landscaped, walled garden with box planters lining the boundaries showcasing a wonderful array of roses including a yellow Graham Thomas and Himalayan Musk, in addition to a wide variety of shrubs. A large patio sits directly to the rear of the living, dining kitchen accessed via the bifold doors. There is plenty of room for an array of outdoor living furniture in addition to the 7-seater Blue Whale Spa hot tub fitted in 2020. A wooden garden arch with climbing Clematis leads from the patio to the pet friendly artificial lawn. There are notable trees within the garden including a winter flowering cherry tree and a Snowy Mespilus. At the end of garden is a useful storage shed with electricity. The garden benefits from bistro & LED lighting around the garden, outside tap and electrical plugs.

## 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.

## Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating with underfloor heating in the kitchen and bathrooms. There is a Tesla power wall battery. None of the services nor appliances have been checked by the agent.















# Floorplan

**Approximate Gross Internal Area:**  
165 sq m / 1776 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.

## Finer Details

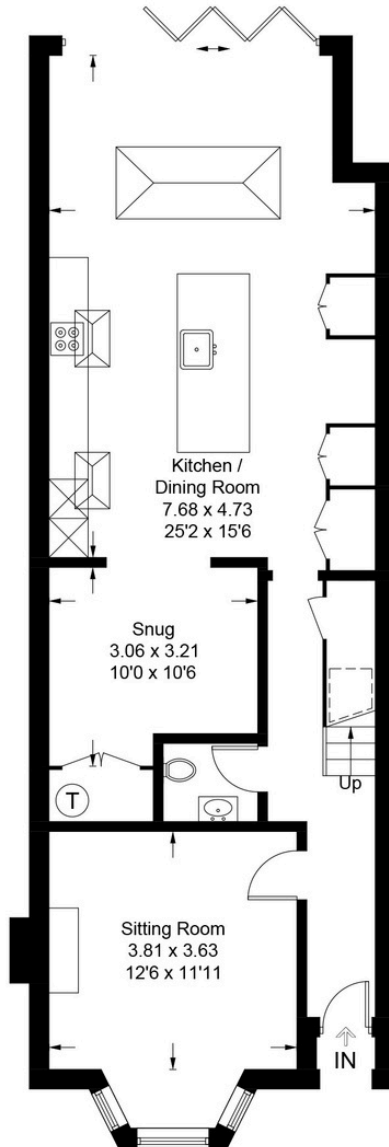
**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** D

**Tenure:** Freehold  
**Possession:** Vacant upon completion


**EPC Rating:** 59 | D  
**EPC Rating Potential:** 82 | B

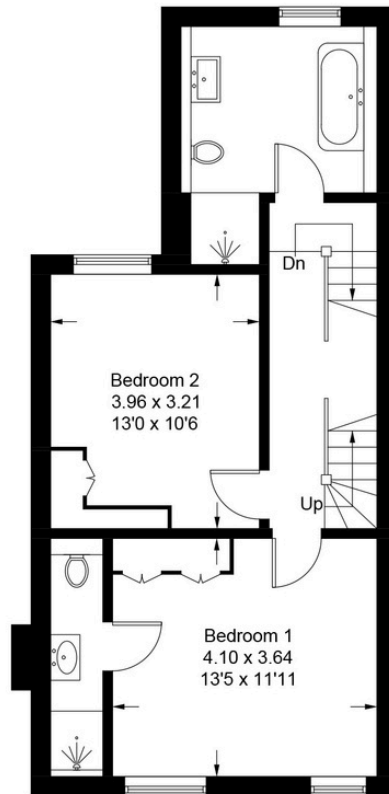
## Plans

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.

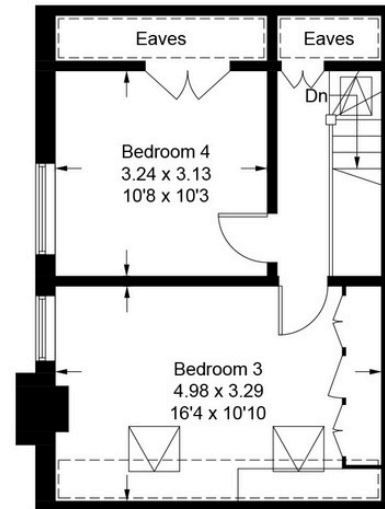


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor





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