



12 Cromford Road
WEST BRIDGFORD

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WEST BRIDGFORD, NOTTINGHAM, NG2 6ES

Occupying an enviable and exceptionally private position in the very heart of West Bridgford, this elegant Edwardian semi-detached home beautifully combines period charm with modern comfort. The house retains a wealth of Edwardian features, including decorative coving, high ceilings, wood panelling, and stunning fireplaces, all of which lend character and timeless appeal. With four bedrooms—three doubles and a single—together with two reception rooms and a well-appointed breakfast kitchen, this property offers the perfect blend of family space and period elegance. Outside, a delightful walled garden with decking and lawn provides an oasis of calm and privacy, making this a truly special home in an unrivalled location.





The front door opens into a welcoming reception hall, setting the tone for the rest of the home with its wood flooring and charming panelled walls. A staircase rises to the first floor, while to the left are the two reception rooms and the breakfast kitchen beyond, creating a natural flow through the ground floor.

The sitting room, positioned at the front of the property, is a warm and inviting space featuring a beautiful bay window fitted with stylish shutters. The room enjoys excellent privacy thanks to its location on a peaceful cul-de-sac with no through traffic and beautiful window shutters. A log burner is set upon a striking green marble-effect stone hearth with a matching inset and an ornate wooden surround, forming a stunning focal point. The room is carpeted for comfort, and double doors open into the adjoining dining room, allowing for a lovely open-plan feel when desired.



The dining room, currently arranged as a secondary sitting area, mirrors the decorative fireplace of the front room, maintaining a sense of design continuity between the two spaces. To the rear, an attractive arched alcove frames a set of double patio doors that open onto the garden decking, offering an appealing view over the garden beyond.

To the rear of the property, the breakfast kitchen provides a charming and practical heart to the home. It is fitted with a range of white base and wall units complemented by wood worktops and a Belfast sink with mixer tap. There are three under-counter appliance spaces suitable for a dishwasher, washing machine, and tumble dryer, with additional cabinetry framing the space for a tall fridge/freezer. A double oven, four-ring gas hob, and extractor fan complete the cooking facilities. The boiler, newly installed in 2022, is neatly concealed within a cupboard. A door from the kitchen leads down to a sunken pantry space, providing useful additional storage. There is ample room for a dining table and freestanding dresser or sideboard, while French patio doors open directly onto the rear decking, seamlessly connecting the interior with the outdoor dining space shared with the dining room—perfect for relaxed indoor/outdoor living.





and so to bed...

Stairs rise from the hallway to the first-floor landing, which provides access to four bedrooms and the family bathroom. The primary bedroom is a beautifully proportioned king-size room featuring an extensive range of fitted wardrobes arranged around a decorative wrought iron fireplace set on a tiled hearth. A window overlooks the rear garden and the lush greenery beyond, which borders the Green Line walking path. The outlook offers rare privacy and tranquillity for such a centrally located property, with the path itself completely hidden from view.

The second bedroom, positioned at the front of the house, is another spacious double with a fitted wardrobe, while the third, to the rear, is also a double room currently used as a home office. The fourth bedroom, situated at the front beneath a sloping roofline, is a charming single room ideal for a child's bedroom or study.

The bathroom, fitted approximately six years ago, combines style and modern comfort. It features attractive patterned floor tiles with underfloor heating and includes a wash hand basin beside a tall built-in vanity unit providing excellent storage. The L-shaped bath has a rainfall and handheld shower over, complemented by a glass screen and subway tile surround. A towel radiator completes the room.







grounds & gardens

The rear garden is a delightful and secluded retreat, arranged on two levels. A raised deck wraps around the rear of the property, linking the dining room and kitchen with space for a bistro set—ideal for morning coffee or al fresco dining while overlooking the lawn below. Steps lead down to the walled garden, which is mainly laid to lawn and bordered by mature trees and well-stocked flowerbeds. The result is a serene, green space that feels wonderfully private. Beneath the decking lies useful external storage and access to the half-height cellar, offering a substantial storage area beneath the house.







local amenities

West Bridgford is one of Nottingham's most desirable and vibrant suburbs, renowned for its excellent local amenities and strong sense of community. The bustling Central Avenue offers an array of independent shops, cafés, restaurants, and bars, while nearby Bridgford Park and The Croquet Lawn provide beautiful green spaces to enjoy. The area benefits from highly regarded primary and secondary schools, as well as a range of leisure facilities including the Trent Bridge Cricket Ground and Nottingham Forest's City Ground. Excellent transport links provide quick access into Nottingham city centre and beyond, making West Bridgford a perfect blend of convenience, culture, and suburban charm.

services

Mains water, drainage and electricity are understood to be connected. The property has gas-fired central heating with the gas boiler having been fitted in 2022. 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: C

Tenure: Freehold

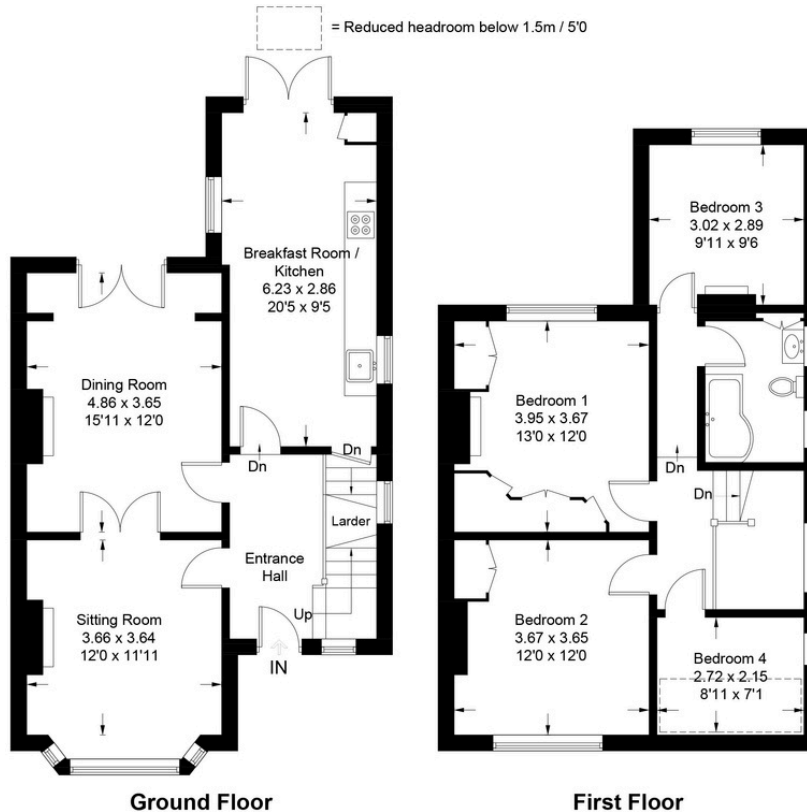
Possession: Vacant possession upon completion.

EPC rating: 66 | D

EPC potential: 77 | C

floorplan

Approximate Gross Internal Area: 122.2 sq m / 1315 sq ft



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.