

33 Musters Road

West Bridgford
Nottingham
NG2 7PQ

Guide Price £999,950



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- Beautifully renovated period home
- Sought-after address and school catchment area
- Approximately 2500 ft.² of accommodation
- Stunning living kitchen with bi folds to rear
- Main bedroom suite with en-suite and walk-in wardrobe
- Electric gated access and block paved driveway
- Cat five wiring, extending to fully insulated garden office
- Energy performance certificate rating - C
- Early viewing highly recommended
- Tenure - Freehold

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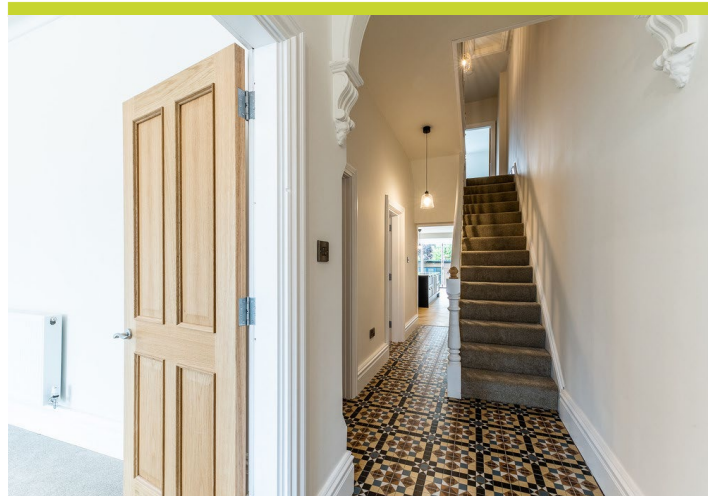
33 Musters Road, West Bridgford, Nottingham, NG2 7PQ

Key Features

A beautiful fully renovated and extended five-bedroom period home, located on the highly sought-after address of Musters Road. Located just a short walk to the coffee bars, restaurants and shops on Central Avenue. The property offers stunning turn-key accommodation that is ideal for buyers looking for accommodation that is ready to move straight into, without the hassles of work. Finished to an excellent standard throughout, an internal viewing is essential to appreciate the accommodation that is on offer.

The property is entered through a period Gothic arched porch with original Minton flooring, with a replacement wooden double glazed door that opens to substantial hall with a refitted Minton style tile floor and staircase rising to the first floor. With a period archway, original coving, and oak doors opening to a lounge, cloaks, office/snug and extended living kitchen. The lounge is set to the front with high ceilings and bay window to the front elevation, allowing light to flood in. The cloaks/comms room has a continuation of the replacement Minton Style flooring and leads to the WC with a modern two-piece suite. The study/snug has a floor to ceiling window to the side elevation and high ceilings. To the far end of the hall you step into the breath-taking extended living kitchen that measures 30ft x 24ft. With a herringbone wood effect Kardeem flooring with underfloor heating that extends through a range of fashionable dark blue shaker wall and base units with a stone worktop, central island and fitted appliances. This is a light and bright space with two roof lights and bifold doors which overlooks and steps out garden. The highly desirable space is ideal for the family to spend time together, socialise and enjoy. From the kitchen there is a good sized utility room with space for washer and dryer, a cupboard housing the boiler and heating system and a door which leads to the courtyard area. There is a further door that lead to the cellar, which offers excellent storage space and has power and light. To the first floor there is a split level landing with three bedrooms and main bathroom. The main bedroom has a bay window to the front elevation and a stylish en-suite shower room with walk-in shower cubicle, ceramic basin with gold taps, low flush WC and contemporary wall and floor tiling. There is also a walk-in wardrobe space with window to front elevation. The main bathroom offers a four-piece suite with freestanding bath, chrome mixer tap, a large walk-in shower cubicle, WC, pedestal wash and basin, ceramic tiled floors and part tiled walls. The top floor has a generous landing area with access to a sizeable roof void. There are two well-proportioned double bedrooms, one to the front one to the rear elevation and both serviced by an attractive three-piece shower room, with a generous shower cubicle with glass shower screen and double shower head, WC, pedestal mounted washbasins and tiled floors and part tiled walls

Outside to the front of the property there is a brick built boundary wall with pillars, offering gated pedestrian access and gated vehicle access. There is an option for an electric security gate if required. The front is block paved, with woodchipped bedding for a variety of shrubs and a security gate that leads to the side. The side has a gravelled area and pathway, offering space to put bikes or garden storage, leading to the rear garden. The pathway continues from the side to a large stone paved patio which spans the width of the property and overlooks and steps down to the garden. The garden is majority laid to lawn, with a generous wooden, fully insulated garden office, which has power and light and cat five or six wiring. A great office space or kids playroom.



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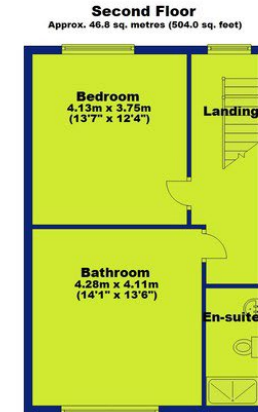
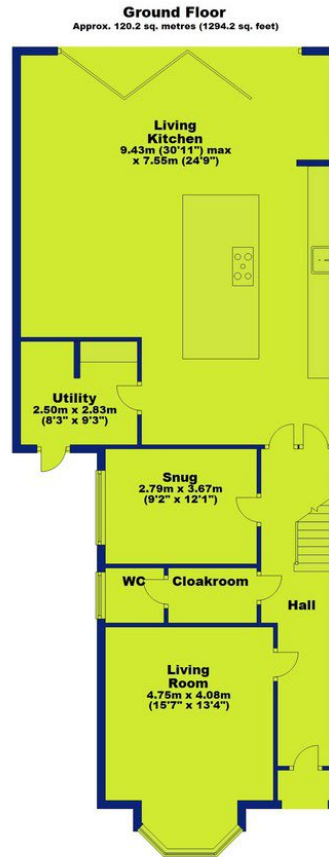


Video



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Total area: approx. 237.5 sq. metres (2556.7 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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