



ELITE HOMES

Consultative Estate Agents with Integrity



31 Cyril Road, West Bridgford, Nottingham
NG2 5JW

CYRIL
ROAD

Overview

A superb family home with plenty of scope for the new owner to make it their own!

Charming original features include beautifully shaped bedroom arches and an elegant bannister and staircase, while the property's warm and welcoming atmosphere is felt throughout.

Key Features

- Semi-Detached Family Home situated in the Prestigious West Bridgford
- Fantastic Large Corner Plot – Potential to Extend
- 2 Reception Rooms and Large Kitchen Diner
- Good Size L-Shaped Garden (Enjoying South Facing Aspect)
- Driveway Potential for 2 Vehicles
- Large Detached Garage / Outbuilding
- Double Glazing and GCH
- Central West Bridgford Location

Description

Located in the heart of prestigious West Bridgford, occupying a desirable corner plot, the home offers excellent potential for extension (a previously approved planning application has since lapsed). It also benefits from a rare L shaped south-facing rear garden along with a front garden and driveway.

A real added bonus to this property is a detached oversized garage/outbuilding which offers excellent storage space, parking for 2 vehicles and versatile potential for a workshop, studio, or home office.

Accommodation

The accommodation includes an entrance hall, a front sitting room with bay window, a lounge with views over the side garden, and a kitchen-diner with access to the rear garden. Upstairs, there are 3 bedrooms and a lovely family bathroom.

Additional benefits include double glazing and gas central heating.

Outside

The front garden is laid to lawn and offers potential for off-street parking, with a double-width gate providing convenient access to the rear. The south-facing L-shaped garden wraps around the side of the house and offers ample outdoor space.

A detached oversized garage/outbuilding—large enough for two vehicles—provides excellent versatility, ideal for storage, a workshop, or a family hobby space.

Location

Nestled in the highly sought-after West Bridgford, on a quiet road, you'll be perfectly positioned to enjoy an exceptional lifestyle. Just a short stroll away there is an impressive array of independent shops, trendy bars, and charming cafes right on your doorstep.

The area's reputation for outstanding schools makes this an ideal choice for growing families.

With excellent transport links, the village enjoys easy access to the M1, A1, A46, East Midlands Airport, Nottingham City Centre, East Midlands Parkway Station, and the Queens Medical Centre.

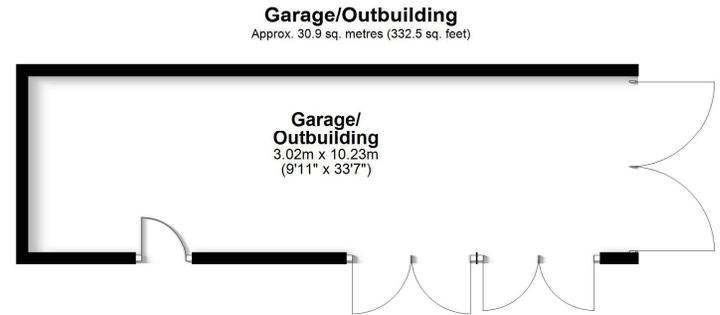
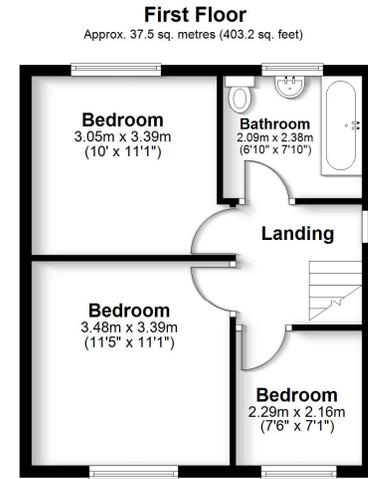
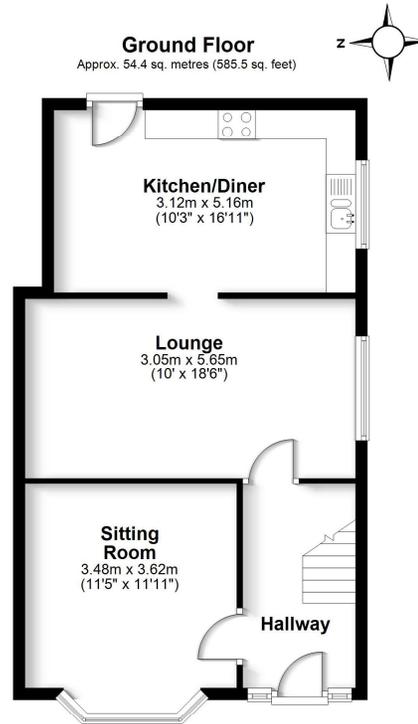
Council Tax Band C

*** Please note that Elite Homes has virtually staged some of the rooms in this property to demonstrate the space. ***





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



Total area: approx. 122.8 sq. metres (1321.3 sq. feet)

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