

SUPERIOR HOMES

ROYSTON & LUND



6 North Road

West Bridgford | NG2 7NH

Guide Price £545,000 - £585,000

LARGER THAN AVERAGE VICTORIAN PROPERTY -

This stunning Extended Victorian semi-detached house is situated in the charming suburb of West Bridgford which offers a perfect blend of classic elegance and modern convenience. With 5 generously sized bedrooms spread across three floors, this home provides ample space for a growing family or those who love to entertain guests. One of the standout features of this property is the extension, which seamlessly integrates contemporary design with the timeless Victorian architecture. This extension not only enhances the living space but also floods the interior with natural light, creating a welcoming and airy ambiance throughout the house. Throughout the property, you'll find period details that pay homage to its Victorian heritage, such as original flooring, high ceilings, and elegant fireplaces, adding character and charm to every room.

To the ground floor there are 4 reception rooms; lounge, play room/study, sitting room and the dining area. The lounge includes an original flooring and fireplace as well as a large front facing bay window. The heart of this home is the modern kitchen, where functionality meets style. Equipped with state-of-the-art appliances, sleek countertops, and plenty of storage, this kitchen is a chef's dream come true as this space is sure to impress. Lastly, the ground floor benefits from a ground floor WC/utility.

To the first and second floor the bedrooms are complemented by a family bathroom with a four piece white suite with a walk-in shower, wash basin, WC and bath and a shower room/WC. To the top floor there is a mezzanine landing which includes room for a desk to act as a versatile yet useful study area. There is also vaulted ceilings providing character and lighting via skylights.

Outside, the property boasts a well-maintained garden, perfect for outdoor gatherings, gardening enthusiasts, or simply relaxing in a serene setting.





- Victorian Style Semi-Detached House
- Three Storey Property With A Rear Extension
- Four Reception Rooms
- Modern Kitchen
- Brand New Carpets Throughout
- Bathroom - Shower Room - Ground Floor WC
- 2602 Sq Feet Approx - Recently Installed UPVC Windows
- EPC Rating E - Freehold
- Council Tax Band B









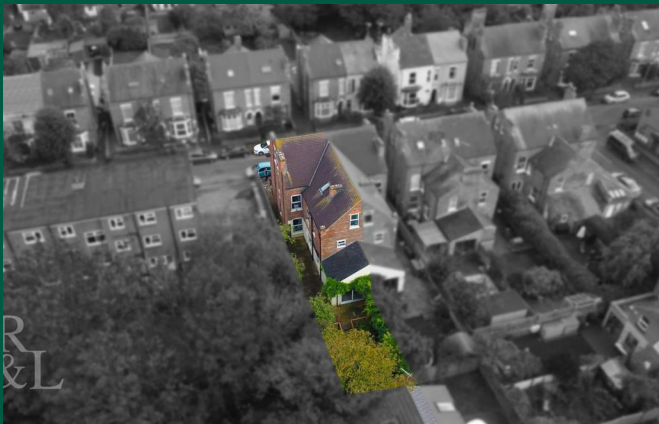
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West Bridgford is a picturesque town located in Nottinghamshire, England. It is situated just to the south of Nottingham, the county's major city, making it a popular commuter town for those working in Nottingham. The town is blessed with several beautiful parks and green spaces, including the Victoria Embankment Park, which runs along the River Trent, and the popular Rushcliffe Country Park, providing ample opportunities for outdoor activities and relaxation.

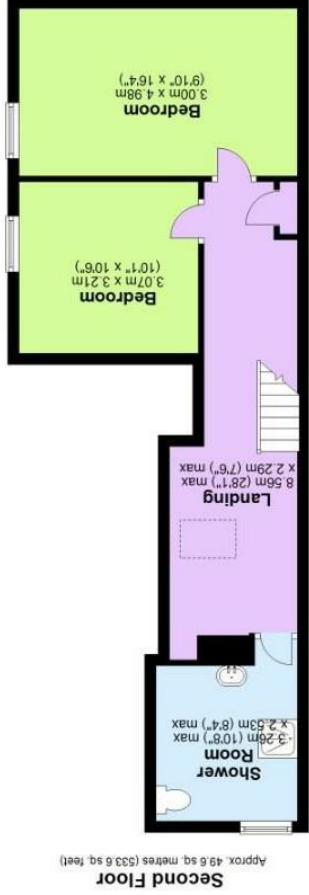


West Bridgford is renowned for its strong association with sports, particularly cricket and football. The world-famous Trent Bridge Cricket Ground is located here, hosting international matches. Additionally, the City Ground, home to Nottingham Forest Football Club, is nearby.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 191.6 sq. metres (2062.3 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
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(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential

EPC

