

SUPERIOR HOMES

ROYSTON & LUND



60 Florence Road

West Bridgford | NG2 5HS

Guide Price £935,000

Guide Price: £935,000 - £975,000

Royston & Lund are delighted to present this impressive extensively extended, recently renovated detached family home situated on a highly sought after road in West Bridgford. The amenities nearby include well-regarded schools, walking distance to Central Avenue and easy access to excellent commuting links via the A52.

Upon entering the property you are greeted by the welcoming entrance hall which provides access to the accommodation throughout on both floors. The lounge is a nicely-sized room for the family and includes a front facing bay window and a feature log burner. The heart of the property is the stylish family kitchen/diner. The kitchen includes a range of fitted units, high end integrated appliances and a large centre island which includes a sleek countertop and further units. There is a dining area which holds a table and chairs for up to 8 people as well as space for a sofa with a wall mounted TV. There is also the benefit of a separate utility room which has internal access to the spacious garage. Lastly, the ground floor consists of another reception room which is versatile and can act as a play room/office or a potential 6th ground floor bedroom, this room also provides access to a ground floor WC and includes French doors into the rear garden.

To the first floor there are five generously sized bedrooms. The main bedroom includes bespoke fitted wardrobes and an en-suite bathroom including a four piece white suite. The other bedrooms are complemented by a modern shower room/WC.

Outside, to the front there is driveway providing off-street for up to 3 vehicles. The rear garden is a larger than average sized and has a patio area running the width of the property which is ideal for garden furniture. The lawn area has been meticulously maintained by the current owners and also includes a wooden framed outdoor hut which includes power and heating.

This property must be viewed to be truly appreciated!





- Guide Price: £935,000 - £975,000
- Exclusive Detached Family Home
- Highly Sought After Location
- Walking Distance To West Bridgford
- Two Reception Rooms
- Large Extended Kitchen/Diner
- 5 Bedrooms (Potential 6th)
- D/S WC - En-Suite - Bathroom
- Generous Rear Garden
- EPC Rating D - Freehold - Council Tax Band E









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&L



West Bridgford is a town in the Rushcliffe borough of Nottinghamshire, England. Situated just south of the city of Nottingham, West Bridgford is known for its vibrant community, green spaces, and excellent amenities. The town boasts a rich history, with evidence of settlement dating back to the Roman era. Today, it is a thriving suburban area with a mix of residential neighborhoods, shops, restaurants, and leisure facilities.



One of the town's standout features is Trent Bridge, a historic bridge over the River Trent, which connects West Bridgford with Nottingham city centre. Trent Bridge is famous for its cricket ground, hosting international matches and being the home of Nottinghamshire County Cricket Club.

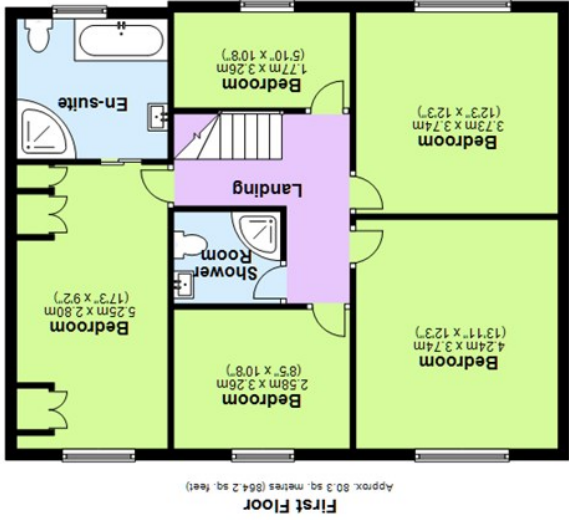
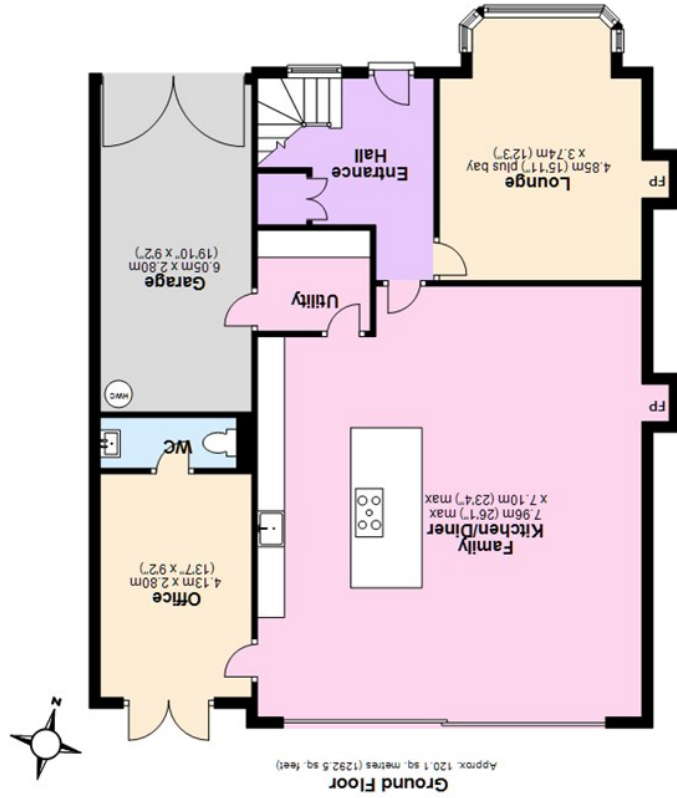


West Bridgford is also renowned for its high-quality schools, making it an attractive area for families. The town has a bustling town center, with a diverse range of shops, cafes, and restaurants, as well as regular markets and events.

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.

Where every attempt has been made to ensure the accuracy of this statement, this plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanItPro.

Total area: approx. 200.4 sq. metres (2156 sq. feet)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	59
Potential	84

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO2 emissions	
Current	
Potential	

EPC

