

# SUPERIOR HOMES

# ROYSTON & LUND



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# 47 Seymour Road

West Bridgford | NG2 5EE

Guide Price £785,000

Guide Price £785,000 to £810,000

Royston & Lund are pleased to present this stunning detached period family property situated within the highly sought after Lady Bay area of West Bridgford. The property benefits from many original features throughout such as coving, ceiling roses, skirting, fireplaces and flooring. It also overlooks fields towards Holme Pierrepont providing an amazing backdrop to the rear elevation.

Entering into the property you are immediately greeted by the welcoming entrance hall which provides access to the property over both floors. The dining room is accessed via the door on the right hand side and features a large bay window to the front elevation, adjacent to dining room there is a lounge which is an ideal space for the family and it features wooden bi-fold doors into the rear garden. The sitting room is the 3rd reception room on offer and includes an opening to the modern breakfast kitchen. The kitchen benefits from a range of units providing ample storage, there are also French doors into the garden as well as access to a convenient ground floor WC.

Ascending to the first floor there are four double bedrooms. One of the bedrooms to the rear benefits from a Juliet balcony which provides stunning views. The bedrooms are complemented by the family bathroom which features a four piece white suite consisting of a freestanding bath, WC, wash basin and a large walk-in shower.

Outside, there is a much larger than average rear garden for the area. It has been meticulously maintained by the current owners and features multiple seating areas, a good-sized lawn and beautiful plants and shrubs.







- Stunning Detached Family Property
- Original Features Throughout
- Four Double Bedrooms
- Three Reception Rooms
- Modern Breakfast Kitchen
- Downstairs WC - Family Bathroom
- Beautiful landscaped Garden backing on to open fields
- Amazing Views To The Rear
- Freehold - EPC Rating D
- Council Tax Band C















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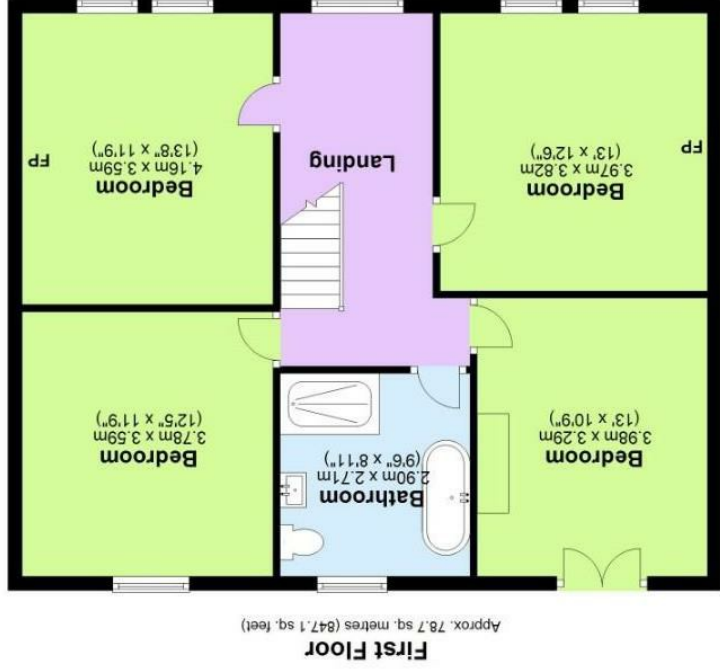
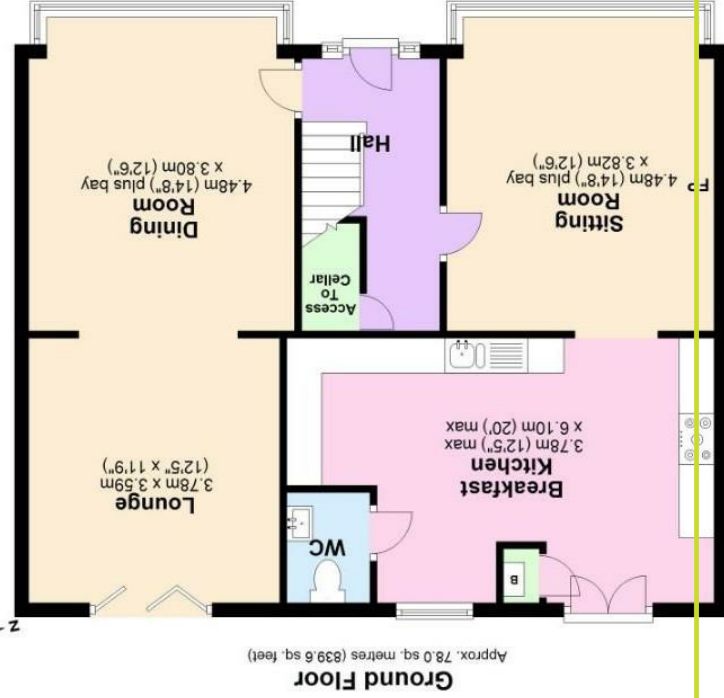


Lady Bay is a charming residential area situated southwest of the city of Nottingham. Known for its picturesque landscape and proximity to the River Trent, Lady Bay offers a blend of natural beauty and urban convenience.

The area is renowned for its Victorian architecture and tree lined streets which provide a tranquil atmosphere for residents. Lady Bay is celebrated for its strong community spirit and great local events, including the annual Arts Festival and Open Gardens weekend. The Hook Nature Reserve provides lovely walks and with the football, rugby, cricket grounds all within a mile there is plenty of top-class sport to enjoy. Lady Bay offers two pubs, a range of great cafes, a selection of takeaways and a local Co-op. The highly regarded Lady Bay Primary School feeds into the Rushcliffe Spencer Academy which regularly features in the top 100 comprehensive schools in the country. With its close-knit community and easy access to Nottingham city centre, Lady Bay continues to be a sought-after location for both families and individuals seeking a peaceful yet connected lifestyle in the heart of Nottinghamshire.

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 the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Plan produced using PlanUp.  
**Total area: approx. 156.7 sq. metres (1686.7 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	
Potential	Current	Potential	Current
	67		84

**EPC**

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