

SUPERIOR HOMES

ROYSTON & LUND



200 Musters Road

West Bridgford | NG2 7AL

Guide Price £1,400,000

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Royston & Lund are delighted to present this property which is nestled in the heart of West Bridgford and situated on the prestigious Musters Road, this exquisite Jesse Gray extended detached family home spans three luxurious floors, offering ideal accommodation for all the family. Amenities nearby include easy access to shops, bars and excellent schooling.

The ground floor boasts a welcoming lounge adorned with dual aspect windows that flood the space with natural light, showcasing a traditional fireplace and stunning feature stained glass windows, evoking a sense of timeless elegance. Adjacent, the versatile games room provides a perfect space for entertainment and relaxation, connecting to the garden bar, a former conservatory space ideal for hosting gatherings with family or friends. Towards the rear, the family kitchen/diner epitomises modern living, featuring a central island, a range of sleek units, and bi-fold doors opening onto the beautifully landscaped wrap-around garden, seamlessly merging indoor and outdoor living. An impressive hallway leads to essential amenities including a convenient boot room and ground floor WC.

Ascending to the first and second floors, five double bedrooms await, each offering spacious accommodation and complemented by a stunning family bathroom boasting a freestanding bath, double wash basins, walk-in shower, and a WC. The first floor also features the convenience of a laundry room with a Belfast sink. Furthermore one of the bedrooms has an en-suite shower room/WC. To the second Floor, a further shower room is shared between both double bedrooms.

Outside, the property continues to impress with a detached annex serving as a studio/office, complete with a WC. The meticulously maintained garden envelops the home, featuring lush lawns, vibrant plants/shrubs, and a serene seating area, creating an ideal spot for al fresco dining. To the front there is a driveway providing off-street parking for two vehicles.





- Jesse Gray Built Traditional Detached Family Home
- Lounge Adorned With Dual Aspect Windows with Feature Fireplace
- Versatile Games Room For Entertainment
- Stunning Family Kitchen/Diner with Roof Lights set Above
- Impressive Hallway Featuring Panelled Walls and Original Floors
- Five Double Bedrooms Over Two Floors
- Under Floor Heating and Car EV Charging Point
- Detached Annex
- Freehold - EPC Rating C
- Council Tax Band F











Musters Road is within walking distance of West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.

Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles away.

West Bridgford lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.

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.

England & Wales		England & Wales	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(69-80) C	(69-80) C
(69-80) C	(69-80) C	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(21-38) F	(21-38) F
(21-38) F	(21-38) F	(1-20) G	(1-20) G
(1-20) G	(1-20) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		
Current	Potential	Current	Potential
76	84		



(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 soon by any prospective purchaser. Plan produced using Floorplan.

Ground Floor
Approx. 147.0 sq. metres (1582.5 sq. feet)