



35 Florence Road

West Bridgford | NG2 5HR | Guide Price £625,000

ROYSTON
& LUND

- Stunning Detached Family Home
- Off Street Parking & Garage
- Two Double Bedrooms and One Single
- Close to Central Avenue
- EPC Rating D - Freehold
- Highly Sought After Road in West Bridgford
- Two Reception Rooms
- Landscaped Rear Garden
- Catchment Area for Highly Sought After Schools
- Council tax Band D





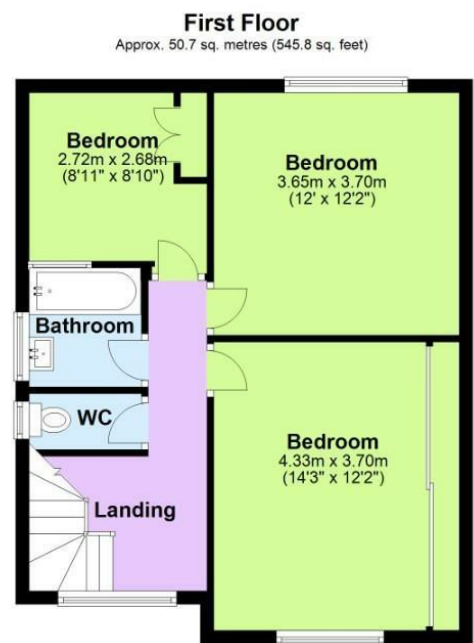
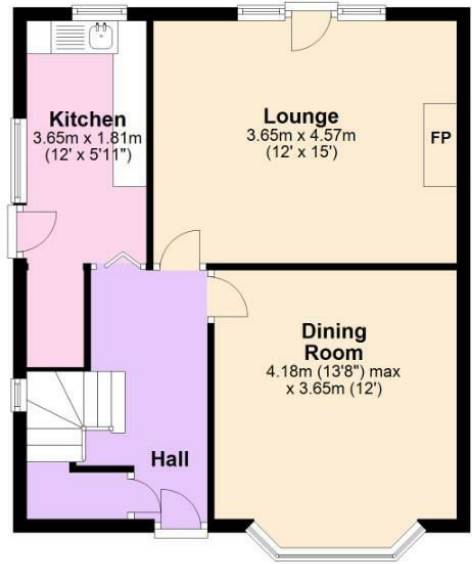
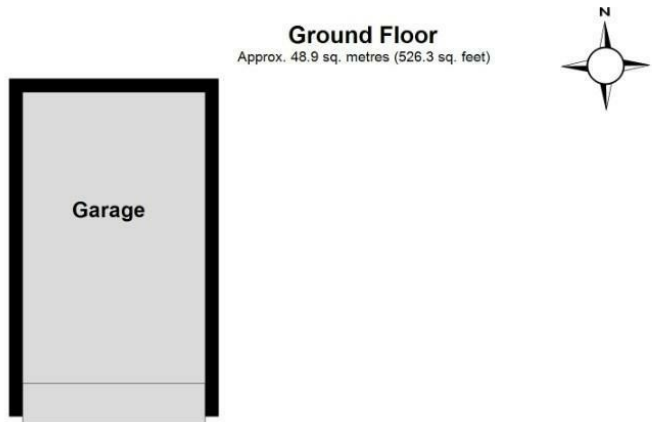
Guide Price £625,000

Nestled on the prestigious Florence Road in West Bridgford, this stunning detached three-bedroom family home offers an exceptional living experience. With its elegant design and prime location, this property is a true gem. Florence Road is a highly sought-after address in West Bridgford, known for its tree-lined streets and being situated so close to local amenities on Central Avenue, highly sought after schools, the park and public transport, making it a convenient place to live.



Entering into the welcoming hallway that features stained glass windows and benefits from built in storage, there is access to both reception rooms, kitchen and stairs to the first floor. The dining room benefits from a bay window and the lounge features a fireplace and allows access onto the rear patio. The fitted kitchen has space for a range of free standing appliances and a pantry, as well as access onto the side. To the first floor there are two well proportioned double bedrooms, a single bedroom, a bathroom consisting of a bath with shower over and wash basin and a separate WC.

Towards the front of the property there is a lovely gated garden with a driveway that leads down the side of the property towards a detached garage. Towards the rear of the property there is a lovely enclosed garden with a patio, lawn, mature shrubs, trees and fenced boundaries.



Total area: approx. 99.6 sq. metres (1072.2 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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