

23 Edward Road

West Bridgford | NG2 5GE | Guide Price £650,000



- Detached Family Home
   Prime Location
- Four Good-Sized Bedrooms
- Three Reception Rooms
- Breakfast Kitchen
- Family Bathroom
- Generous Rear Garden
   West Bridgford Town Centre A Short Walk Away
- Freehold EPC Rating D
   Council Tax Band E





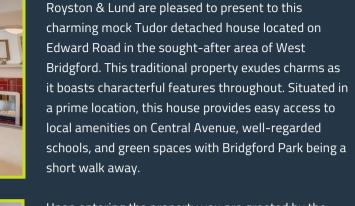












Upon entering the property you are greeted by the stunning entrance hall which provides access to the property over both floors. The property comprises three spacious reception rooms; dining/sitting room, lounge and an office/dining area. These rooms are perfect for entertaining guests and provide room for the family. Lastly, there is a the breakfast kitchen which comes complete with fully fitted units and large larder units providing the ideal storage/pantry space.

To the first floor there are four well-proportioned bedrooms The bedrooms are complemented by the family bathroom which consists of a three piece white suite including a WC, bath with an overhead shower and a wash basin.

Outside, to the front the house offers parking space for one vehicle. To the rear there is a beautifully maintained garden space which includes a sheltered seating area, plants/shrubs, lawn and two patio spaces which is perfect for garden furniture.





Total area: approx. 131.2 sq. metres (1412.2 sq. feet)

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 mile-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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## **EPC**

