



105 Repton Road

West Bridgford | NG2 7EN | Guide Price £665,000 - £685,000

ROYSTON
& LUND

- Guide Price Range £665,000 - £685,000
- Four Generously Sized Bedrooms
- Well-Maintained Garden To The Rear
- Driveway For One Vehicle
- Freehold - EPC Rating D
- Double Storey Extended Detached Home
- Modern Kitchen With A Centre Island
- Downstairs WC - Ensuite - Family Bathroom
- Amenities Nearby
- Council Tax Band D





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Royston & Lund are pleased to present this well-presented double storey extended detached family home situated on the desirable location of Repton Road in West Bridgford. West Bridgford is known for its proximity to Nottingham. It features popular recreational areas like the River Trent and Trent Bridge cricket ground. With excellent schools, parks, and shopping facilities, it's a perfect location for families and professionals alike.

Entering into the hallway which benefits from built-in storage there is access to the accommodation on both floors. To the front there is one of two reception rooms; the lounge. The lounge includes a fireplace and a bay window to the front elevation flooding the room with natural light. The second reception room is the formal dining area. Adjacent to the dining area there is a modern kitchen which comprises of a centre island, range of units, bi-fold doors into the garden and integrated appliances. Lastly, to the ground floor there is a WC and a separate utility room.

To the first floor there are four bedrooms; three doubles and a generous single. The main bedroom includes fitted wardrobes and a stylish en-suite shower room/WC. The remaining bedrooms are complemented by the family bathroom which features a four piece white suite consisting of a WC, wash basin, shower and a bath.

Outside, to the front there is off-street parking for one vehicle. The driveway leads to a convenient garage. To the rear there is a well-maintained garden which includes a spacious patio area, lawn, various plants/shrubs, outdoor store and a shed.





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(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	



Main area: Approx. 123.1 sq. metres (1324.5 sq. feet)
Plus garages, approx. 13.0 sq. metres (140.0 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 mis-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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