

# SUPERIOR HOMES

# ROYSTON & LUND



## 6 Beaulieu Gardens

West Bridgford | NG2 7TL

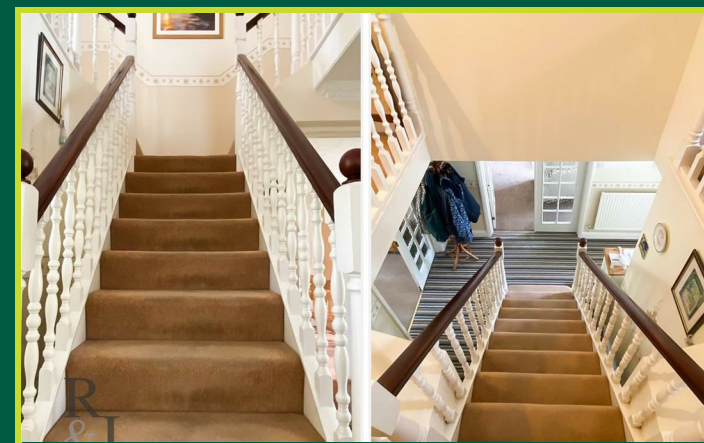
Guide Price £625,000 - £650,000

Royston & Lund are pleased to offer this well-presented detached family home situated within a popular residential location in Compton Acres, West Bridgford. The property is conveniently situated within close proximity of local shops, supermarkets and well-regarded schools including The Becket School and The West Bridgford School.

Upon entering the property you are greeted by an impressive entrance hall which has a staircase to the first floor, doors to the ground floor rooms and a ground floor WC. Downstairs, there is a superb sized lounge with French doors into the rear garden. The dining room boasts a large bay window providing natural lighting from the rear garden. The modern breakfast kitchen benefits from a range of units as well as integrated appliances and a separate utility room.

To the first floor there are five good-sized bedrooms. The main bedroom has the benefit of a en-suite shower room/WC. The other bedrooms are complemented by a family bathroom/WC with a three piece white suite including wash basin, WC and a bath with a handheld shower attachment off the mixer tap.

Heading into the rear garden there is a well-maintained garden with bordering plants and shrubs. The rear garden also has the benefit of being enclosed by fencing. This property also has the ownership of various plants opposite the driveway. The double-width driveway leads to an integral double garage which provides amazing storage.





- Detached family home in Compton Acres
- Five good-sized bedrooms
- Superb sized lounge with French doors
- Modern kitchen with a range of units
- Dining room with a bay window to the rear elevation
- Council tax band F
- Bathroom/WC with a three piece white suite
- Well-maintained rear garden - double width driveway
- Freehold - EPC rating C
- Viewing Recommended





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Beaulieu Gardens is within close proximity 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.

Total area: approx. 191.6 sq. metres (2062.2 sq. feet)



England & Wales		England & Wales	
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Current	Potential	Current	Potential
69	80		

