

SUPERIOR HOMES

ROYSTON & LUND



54 Repton Road

West Bridgford | NG2 7EJ

Guide Price £675,000

Guide Price Range £675,000 - £725,000

Situated on a WIDER THAN AVERAGE PLOT, which has allowed for a TWO STOREY SIDE EXTENSION, is this well-presented detached family home, which also benefits from a SINGLE STOREY REAR EXTENSION across the whole rear aspect which leads on to a stunning west facing rear garden.

Entering into the hallway which benefits from built-in storage there is access to the accommodation on both floors. To the front there is a formal dining room, the second reception room has been extended creating a large sitting room, adjacent to this there is a modern kitchen/diner which comprises of a breakfast bar, range of units, French doors into the garden and integrated appliances, off the kitchen is a separate utility room. Lastly, to the ground floor there a study, snug and a WC with a shower cubicle which would allow for a further downstairs bedroom if required.

To the first floor there are four bedrooms; three doubles and a generous single. The main bedroom has 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, walk in shower cubicle and a bath.

Outside, to the front there is off-street parking and access to the single garage. To the rear there is a well-maintained garden which includes a spacious patio area, steps down to a lawn, various plants/shrubs, further access to additional garden areas, veg patch, green house and a shed.





- Guide Price Range £675,000 - £725,000
- Detached Family Home On A Wider Than Average Plot
- Two Storey Side Extension & Single Storey Rear Extension
- Sought After School Catchments
- Four/Five Bedrooms, Three/Four Receptions
- Ensuite, Family Bathroom & Downstairs Shower Room/WC
- Kitchen & Utility Room
- Large West Facing Rear Garden
- Council Tax Band E
- Freehold - EPC Rating D





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Repton Road is a sought after location within West Bridgford situated in catchments for 'outstanding' Ofsted rated primary and secondary schooling.

The main centre 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 are also local shops and an Asda superstore, David Lloyd Gym and Rushcliffe arena.

Nottingham also has two 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.

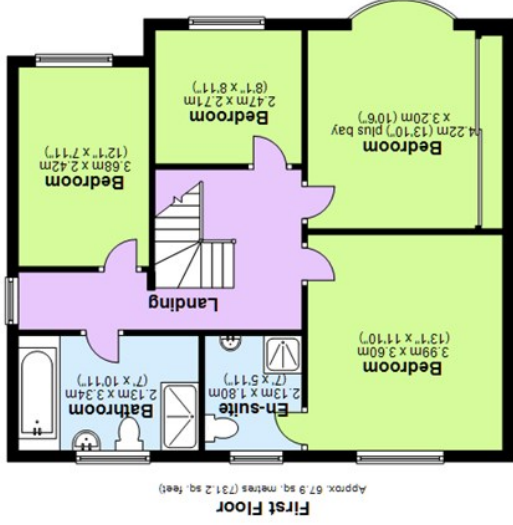
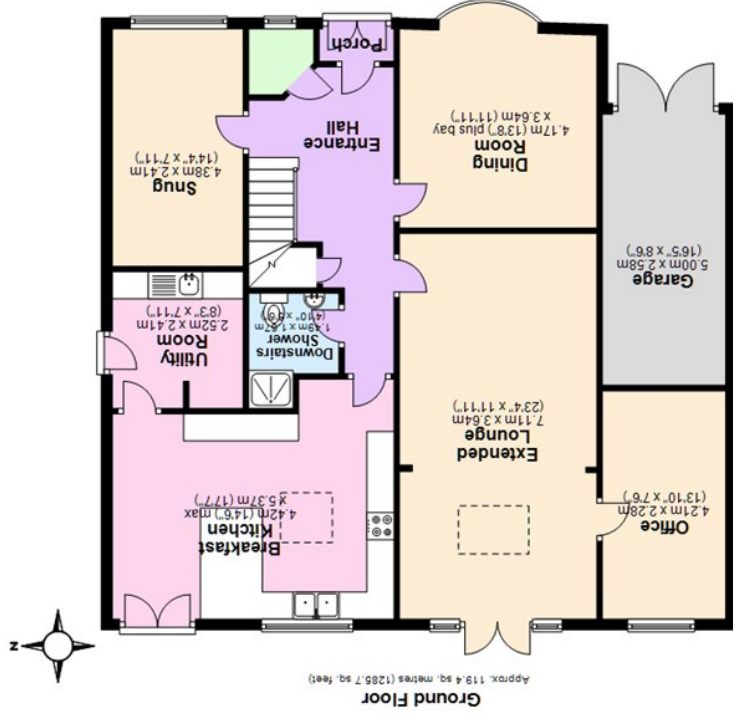


West Bridgford lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London. it's a perfect location for families and professionals alike.

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.

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. Plans produced using PlanlP.

Total area: approx. 187.4 sq. metres (2016.9 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(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	Current
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	Current
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