

# SUPERIOR HOMES

## ROYSTON & LUND





# 19 Heathervale

West Bridgford | NG2 7ST

£775,000

Guide Price Range £775,000 - £800,000

A well-presented, detached family home situated in Compton Acres and is situated within a popular residential location down a quiet cul-de-sac. The property is ideally located within easy reach to excellent amenities including shops, gym, tram links to the surrounding areas and well-regarded schools including The Becket School, The West Bridgford School and Greythorn Primary School. It is also set on a spacious plot with a nice amount of front and rear gardens.

Entering the property you are greeted by a welcoming entrance hall which provides access to the first floor and boasts doors to the ground floor rooms. The ground floor includes a good-sized lounge with a feature brick fireplace, dining room with a bay window to the rear elevation, ground floor WC and a kitchen. The kitchen consists of a range of units including larder units and base level units. There is also the facilities for freestanding appliances including an American style fridge/freezer and a large oven/hob.

The first floor comprises five double bedrooms. The main bedroom including a dressing area with a wash basin as well as an en-suite shower room which includes a four piece suite including a WC, wash basin, bidet and a walk-in shower. Another one of the bedrooms also has the benefit of an en-suite shower room/WC. Complementing the bedrooms is a family bathroom which includes a bath with an overhead shower, WC, wash basin, chrome heated towel rail and feature herringbone style flooring.

Outside, there is an enclosed rear garden with two patio areas, shrubs and a well maintained lawn area. To the front there is a tarmacked double driveway which leads to an integral double garage. The double garage has been used as a family room/study/cinema room, with insulated carpeted flooring, 2 insulated and internally 'wall-panelled' garage doors and access via an internal door in the entrance hall and external door to the side entrance and garden.







- GUIDE PRICE £775,000 - £800,000
- Detached family home in West Bridgford
- Five double bedrooms (two with en-suites)
- Two reception rooms
- Kitchen with a range of units
- Family bathroom
- Enclosed rear garden with 2 patio areas
- 14 SolarPV panels' (none on the front-facing roof) providing cheaper energy bills
- EPC rating C - Freehold
- Council tax band G







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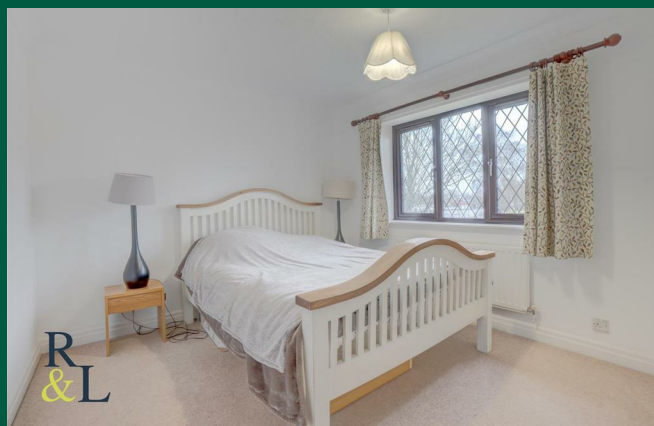




Heathervale is considered a prestigious address and is within close proximity to West Bridgford Park and West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer, to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and delis. 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.



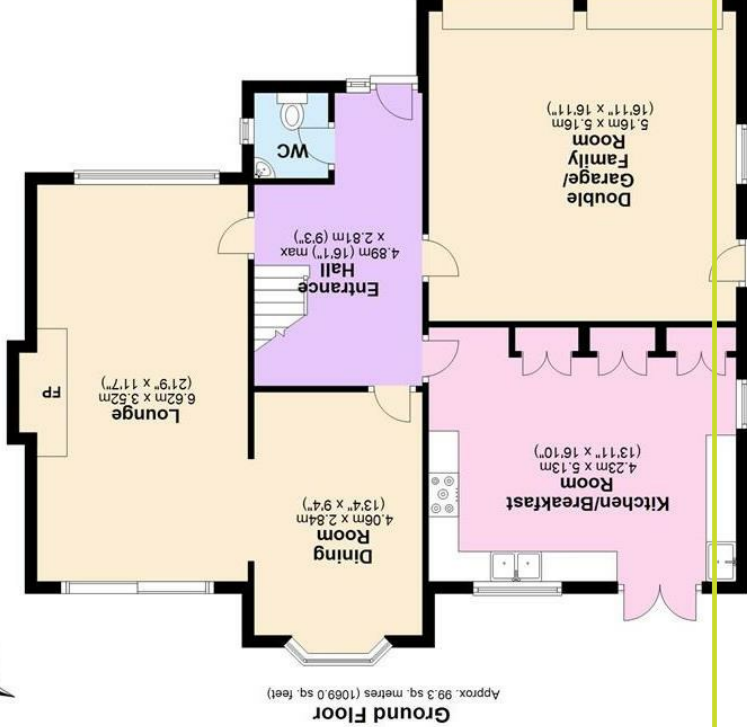
Nottingham also has two world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants within 3 miles.



West Bridgford lies within easy access of all the major road links, East Midlands Airport, and 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 199.4 sq. metres (2146.1 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	78	79
Not environmentally friendly - higher CO2 emissions	(1-20) G		
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EPC

