



63 Gordon Road

West Bridgford | NG2 5LQ | Guide Price £550,000

ROYSTON  
& LUND



- Four Bedroom Semi-Detached
- Spacious Open-plan Kitchen Diner
- Bay Window & Log Burner
- Very Local to Central Avenue
- EPC Rating - D
- Three Floors Including En-suite
- Integrated Kitchen Appliances
- Multiple Sky Lights on Ground & Second Floor
- Highly Sought-after School Catchment Area
- Council Tax Band - C





\*\*\*GUIDE PRICE £550,000 - £580,000\*\*\*

Royston and Lund are delighted to bring to the market this four bedroom semi detached property located in West Bridgford, allowing versatile living across three floors. Situated in a great location being a stone's throw away from central avenue which lays home to a wide range of amenities from local shops to bars and restaurants. The property itself lies in the catchment area for well regarded schools and has excellent transport links into the city centre.

Interior accommodation comprises of a spacious and light hallway upon entry which grants access to the main reception rooms. A spacious living room with a front aspect bay window flooding the room with natural light, pieced together with a feature log burner.

The kitchen/family room is stylish, an extensive great space with multiple integrated appliances such as an oven, hob and extractor fan as well as microwave along with built in fridge, freezer and dishwasher. Skylights fill this open space with natural light and full side-to-side aspect bifold doors allow access to the spacious rear garden.

The kitchen/family room further benefits from a sliding door pantry and storage space which has room for freestanding appliances and is home to a built in washing machine. A sleek kitchen island and integral cupboard space completes the room. The ground floor boasts an under stair WC.

To the the first floor, you are met with three bedrooms (of which two have fitted wardrobes) and a well-fitted modernized bathroom that features a separate bath and showering space decorated in neutral colouring and marble tiling finish. The second floor serves as the master bedroom, providing ample space that comes with its own luxurious en-suite, fitted and tucked-away wardrobe and multiple skylights.

With so much to offer in both utility, luxury and location, this property boasts some of the highest levels of comfort, making it an ideal home for a growing family.







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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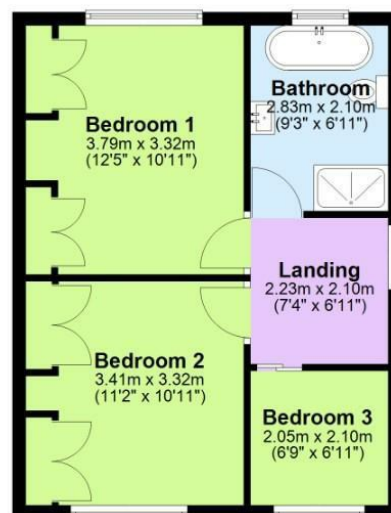
### Ground Floor

Approx. 67.4 sq. metres (725.0 sq. feet)



### First Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



### Second Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 143.1 sq. metres (1540.3 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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