



42 Rectory Road

West Bridgford | NG2 6BG | Offers Over £650,000

ROYSTON
& LUND

- NO UPWARD CHAIN
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Dressing Area and Ensuite
- EPC Rating - D
- LOCATION LOCATON LOCATION
- Three Double Bedrooms
- Two Downstairs WC's
- On The Doorstep To Numerous Amenities
- Freehold - Council Tax Band - C





3 BEDROOM STUNNING & SPACIOUS FAMILY HOME WITH TWO STOREY SIDE EXTENSION IN THE CENTRE OF WEST BRIDGFORD - ON CENTRAL AVENUE

The two storey side extension creates a spacious three bedroom semi detached property located in the centre of West Bridford. Situated close by to numerous amenities such as a local shops, pubs bars and restaurants being on the doorstep to Central Avenue. Not to mention having excellent transport links and being in the catchment area for well regarded schools. This property would be a great fit for a growing family.

Ground floor accommodation comprises of a generous size living room leading down to a conservatory area flooding the space with natural light, pieced together with a log burner. A spacious dining room with French doors leading to the rear garden and into the ample size kitchen which integrated appliances such as an oven, hob and extractor fan as well as an eye level microwave and built in dishwasher and additional plumbing and electrics to fit further freestanding appliances. The kitchen wraps around creating additional storage which grants access to a downstairs WC. The ground floor further features a office/study which can be used to the buyer's discretion and a further downstairs WC.

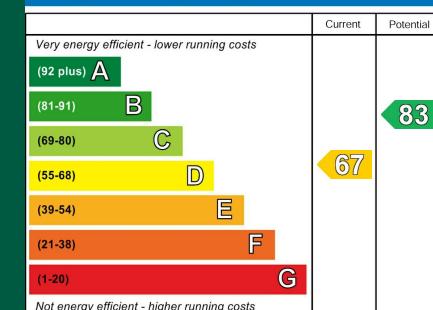
To the first floor there are three well proportioned double bedrooms. The principle bedroom having its own dressing area an en suite shower room. Bedroom two overlooks the front aspect with a large bay window. All three bedrooms share an additional family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a spacious driveway which can fit several cars. To the rear of the property there is a generous sized south facing private garden with a large patio to provide multiple seating areas which leads onto a lawn that stretches back giving you ample lawn space with a storage shed to finish to the rear aspect.

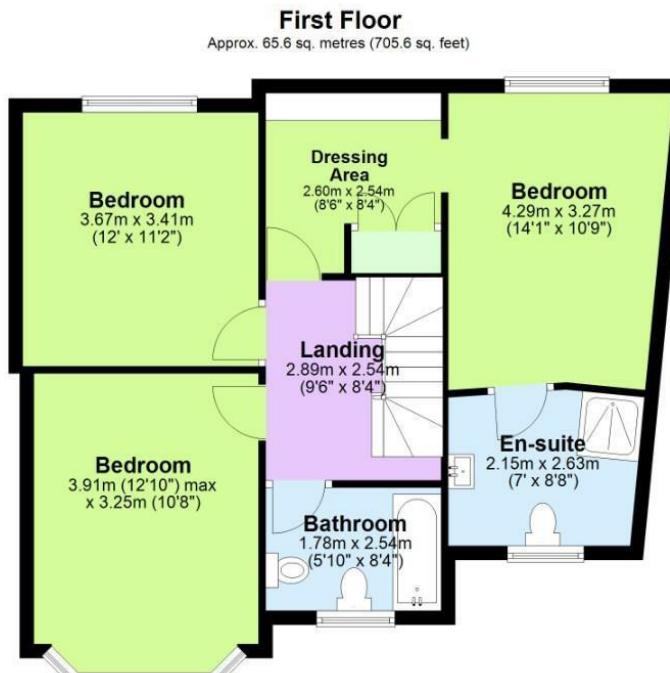
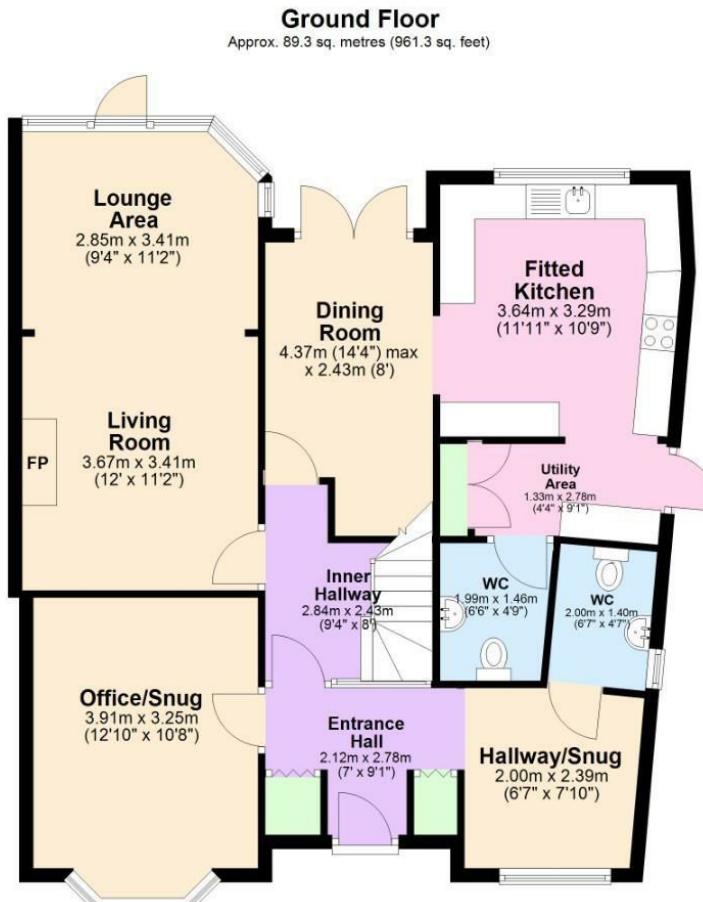
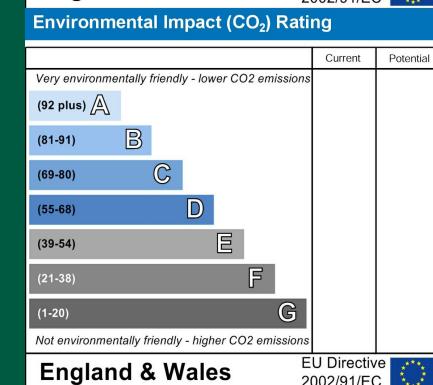


EPC

Energy Efficiency Rating



England & Wales



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