

SUPERIOR HOMES

ROYSTON & LUND



154A Loughborough

West Bridgford | NG2 7JE

Guide Price £535,000

****GUIDE PRICE £535,000 - £550,000****

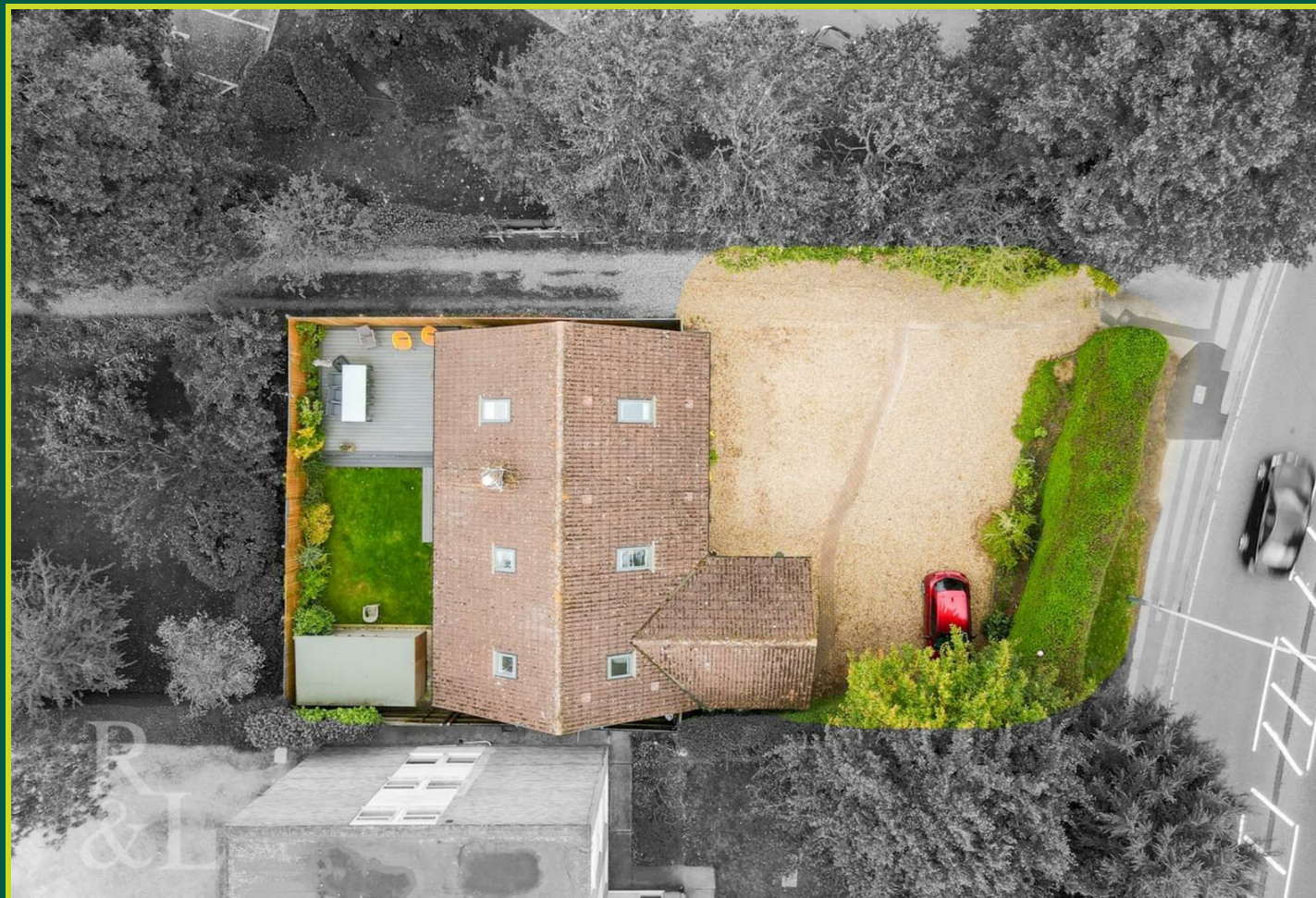
Just under 2000 sqft of versatile accommodation and being walking distance from West Bridgford town centre and Trent Bridge, this splendid property offers an exceptional living experience. With five well-proportioned double bedrooms, this property is perfect for families or those who enjoy having ample space. The layout includes two inviting reception rooms, providing a variety of options for relaxation and entertainment, the option for a teenagers private space or a family members annex attached to the main family home. Not to mention spacious off street parking via a private driveway fitting several vehicles.

As you enter, you are greeted by a spacious entrance hall with adjoining dining area that leads seamlessly into the main reception room, fitted kitchen, bathroom and fifth bedroom, downstairs WC and stairs to the first floor creating a warm and welcoming atmosphere. The design of the property allows for versatility, with the left-hand aspect serving as a separate wing, ideal for accommodating extended family or guests, ensuring privacy and comfort for all.

The property boasts four bathrooms, which is a significant advantage for larger households, allowing for convenience and ease during busy mornings, with all upstairs bedrooms having fitted air-conditioning units.

Situated in an excellent location, residents will benefit from being close to numerous amenities, including shops, restaurants, and recreational facilities, making daily life both convenient and enjoyable. Furthermore, the property has excellent transport links, ensuring easy access to Central Avenue and the City Centre

Facing the property there is ample off street parking with more than enough room to fit several vehicles. To the rear of the property there is an immaculately kept low maintenance rear garden with a patio area and useful spacious storage shed.





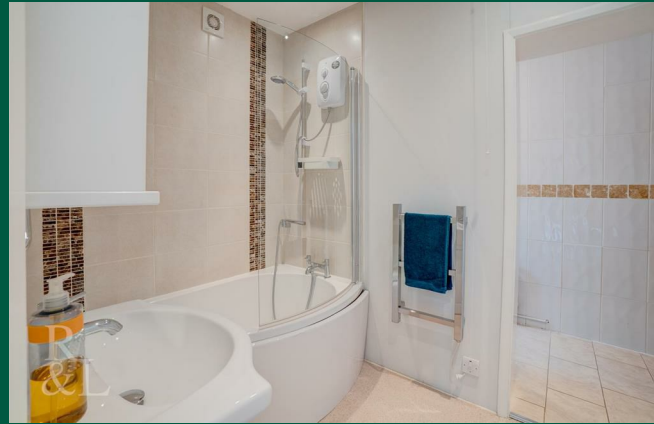
- ****GUIDE PRICE £535,000 - £550,000****
- Five Bedrooms Total With Ensuities And Family Bathrooms
- French Doors Which Lead You To The Rear Garden Off From The Main Living Room And Dining Area
- Integrated Kitchen Appliances With High Quality Fixtures And Fittings
- Separate Wing To The Right Aspect Of The Property Perfect For Extended Family Or Guests
- Private Spacious Driveway With Space To Fit Several Vehicles
- Excellent Opportunity To Have A Versatile Family Home
- Close By To Numerous Amenities And Excellent Transport Links
- In The Catchment Area For Well Regarded Schools
- EPC Rating - C / Council Tax Band - E











West Bridgford Town Centre can be found close by, 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.

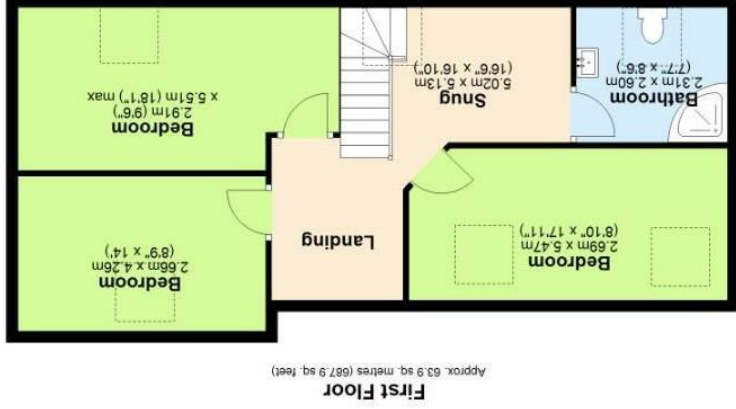
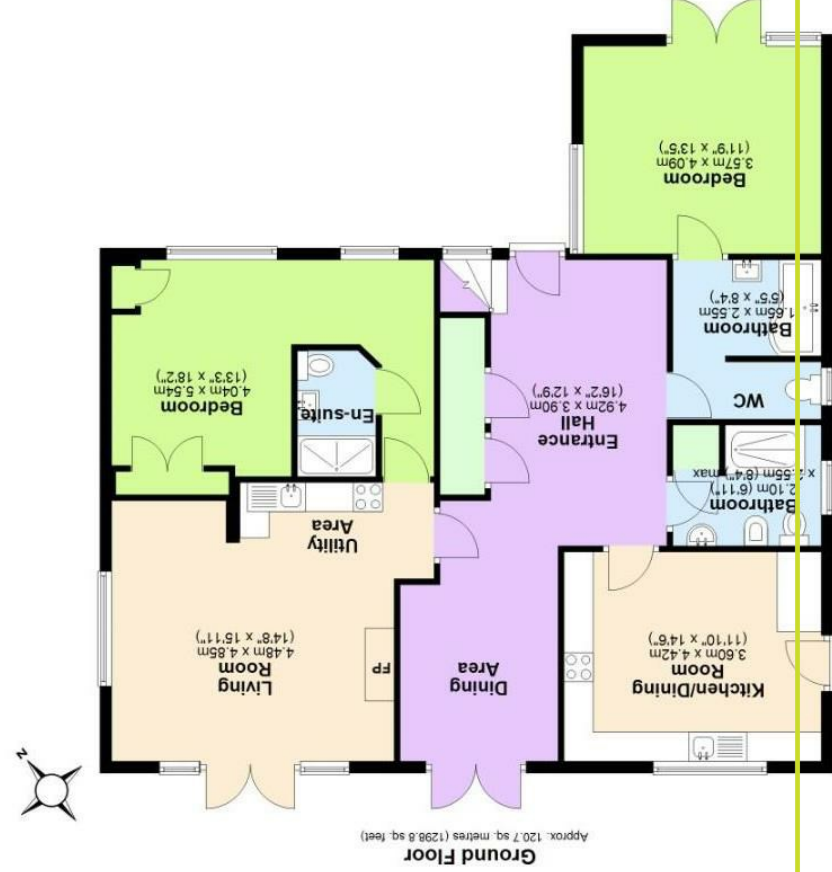


Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles



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Total area: approx. 184.6 sq. metres (1986.7 sq. feet)



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

Energy Efficiency Rating

71

80

Environmental Impact (CO₂) Rating

EPC



PROTECTED

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