

# SUPERIOR HOMES

## ROYSTON & LUND





# 137 Blake Road

West Bridgford | NG2 5LA

Guide Price £575,000

**\*\*GUIDE PRICE 575,000 - 600,000\*\***

An extended detached family home on a highly sought after road in central West Bridgford, within walking distance to numerous amenities being close to central avenue such as local shops, pubs, bars and cafes not to mention being in the catchment area for well regarded schools, this property would be an excellent fit for a growing family.

Ground floor accommodation comprises of a generous size reception room with front aspect bay window flooding the room with natural light. The living room/dining room is a great size which plenty of space whilst providing access to the rear garden via sliding doors. The kitchen is an ample size with integrated appliances such as an oven, hob and extractor fan along with dishwasher and fridge/freezer. The ground floor also boasts of a separate utility room and under stair storage.

To the first floor there are four well proportioned double bedrooms. The main bedroom having the benefit of an en-suite shower room. The remaining bedrooms also have access to a separate three piece suite bathroom consisting of a bath with shower overhead along with WC and wash basin.

Facing the property there is off street parking via single driveway and to the rear there is a generous size back garden comprising of a patio area with summer seating leading down onto a lawned area. The garden itself has flower beds with mature shrubbery and is enclosed by fenced borders.



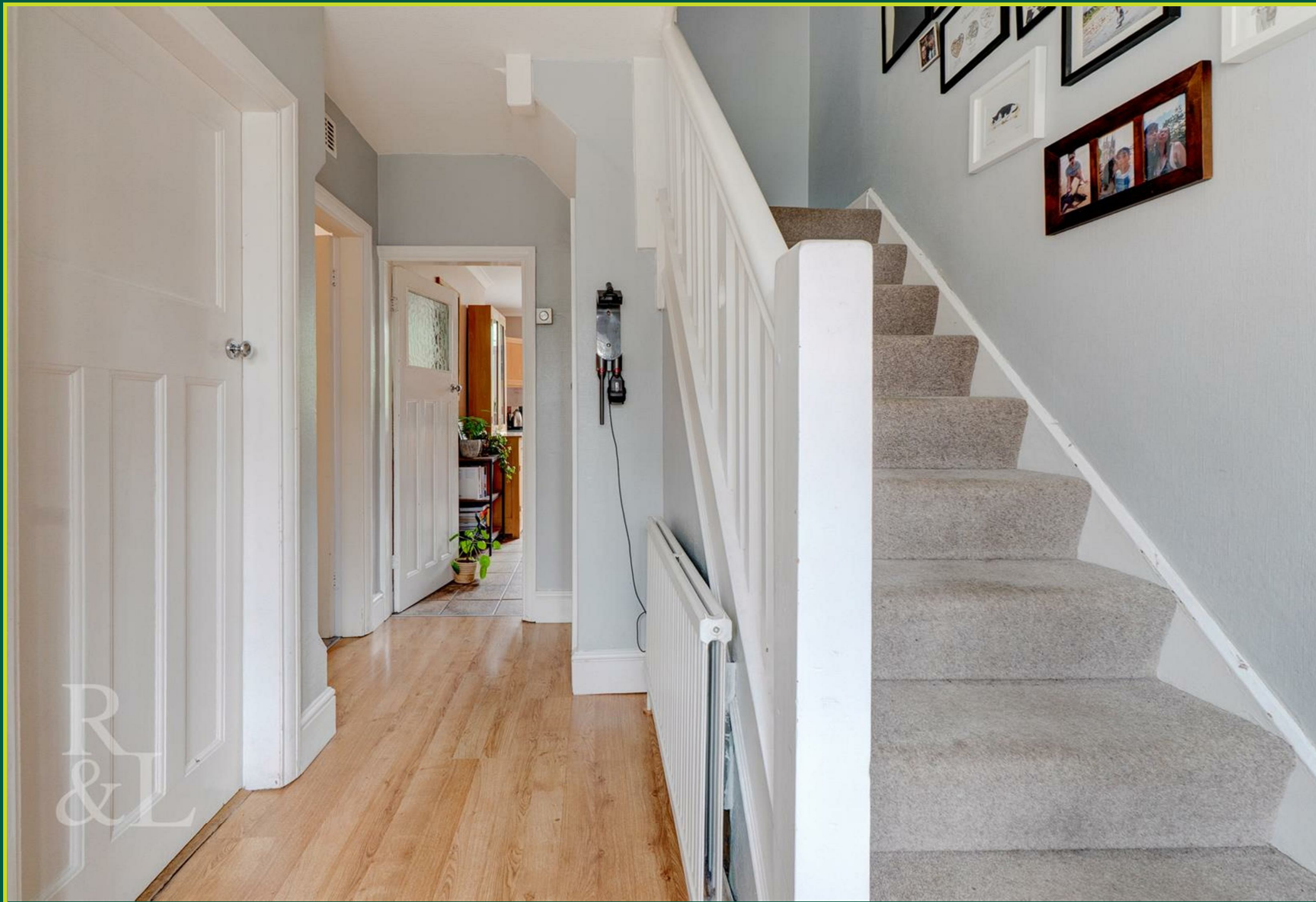




- **\*\*GUIDE PRICE 575,000 - 600,000\*\***
- Four Double Bedrooms
- Integrated Kitchen Appliances
- Separate Utility Room
- En suite to Main Bedroom
- Close By To Numerous Amenities
- Off Street Parking
- Catchment Area For Well Regarded Schools
- EPC Rating - D
- Freehold - Council Tax Band - D

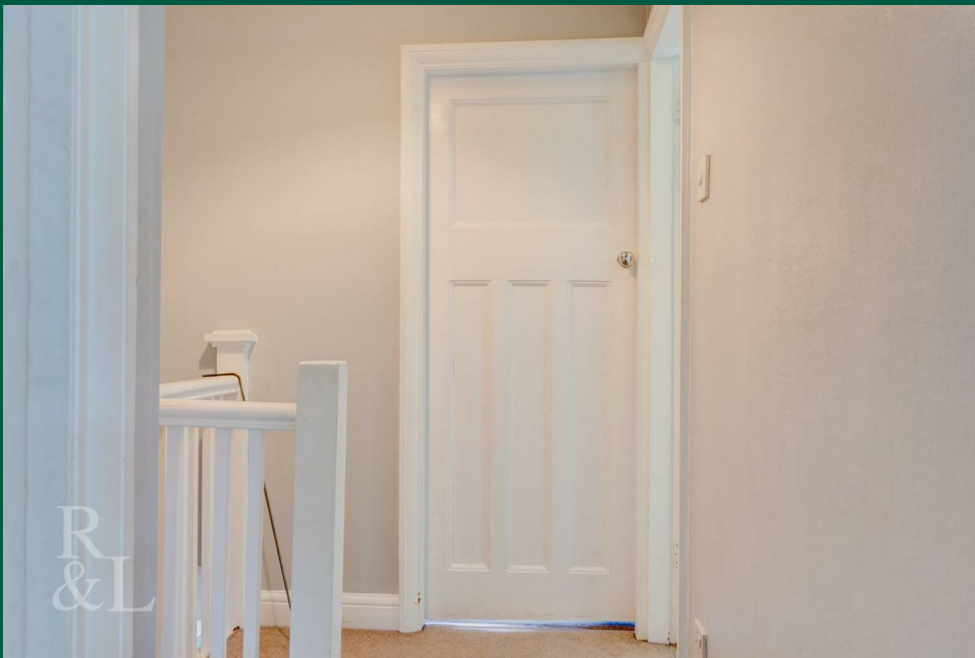






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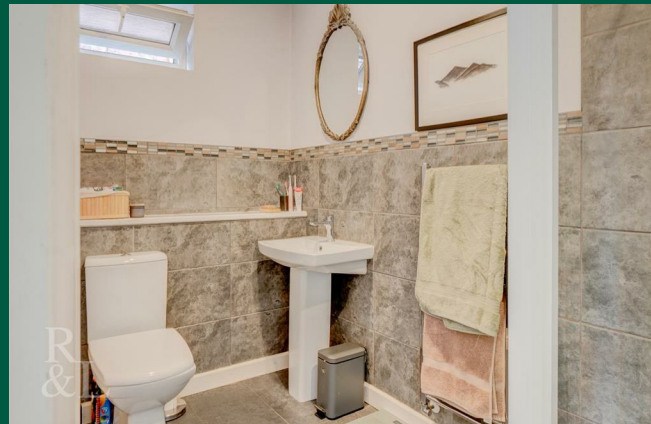
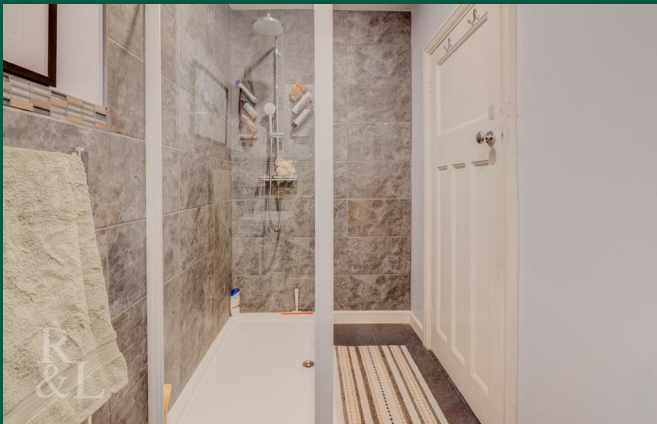








Located on Blake Road close within walking distance of West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer, fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It 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 away.

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.



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.

Total area: approx. 131.3 sq. metres (1413.8 sq. feet)



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

EPC



PROTECTED

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