Superior Homes

Royston & Lund

122 Blake Road

West Bridgford | NG2 5JZ

£550,000

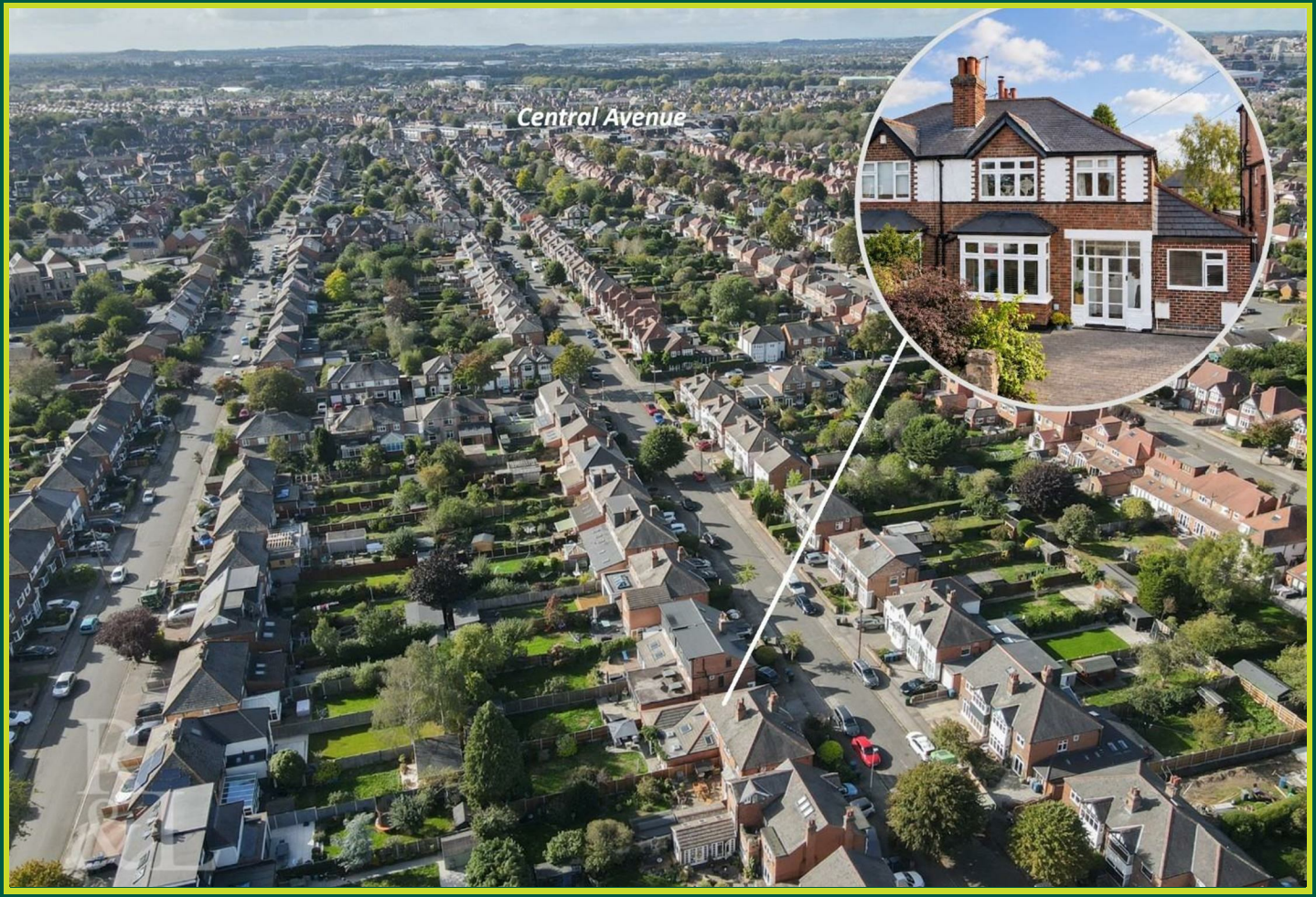
This four-bedroom property on Blake Road has been gloriously extended, making this a perfect family home whilst still being within walking distance of Central Avenue. Amenities include bars, restaurants and cafés, not to mention excellent transport links and being within the catchment area for well-regarded schools.

Upon entering the property, you are greeted with a porch and spacious hallway which leads into the main living room, extended kitchen/family room, home office and stairs leading to the first floor.

The living room is a generous size, benefiting from a square bay window to the front aspect, flooding the room with natural light, and offering the opportunity to fit a fireplace for the winter months. The converted garage has been turned into a home office, which is a great size, with a storage room to the rear which is used as a utility room with plumbing in place for washer dryer.

The heart of the family home is undoubtedly the open-plan extended kitchen and family room. The initial dining area boasts more than enough room for the whole family, whilst the square kitchen showcases high-quality base and wall units and a breakfast bar area, with integrated appliances such as an oven, hob, extractor and dishwasher. Positioned to the rear aspect is the generous lounge area, presenting skylights and double French doors leading to the rear garden. The ground floor is completed with the master bedroom, featuring a walk-in wardrobe and stunning modern tiled en-suite shower room and a WC postioned under the stairs.

To the first floor, there are three well-proportioned bedrooms. Bedrooms two and three are both doubles, with the fourth bedroom being a spacious over-stairs single. Additionally, to the first floor there is a modern three-piece family bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.



- Stunning Four Bedroom Family Home
- Glorious Open Plan Extension
- Family Bathroom And Ensuite
- Separate Office
- Ample Off Street Parking
- Well Presented Throughout
- Walking Distance To Central Avenue
- Catchment Area For Highly Sought After Schools
- South Facing Rear garden
- EPC Rating - C /// Freehold - Council Tax Band - C

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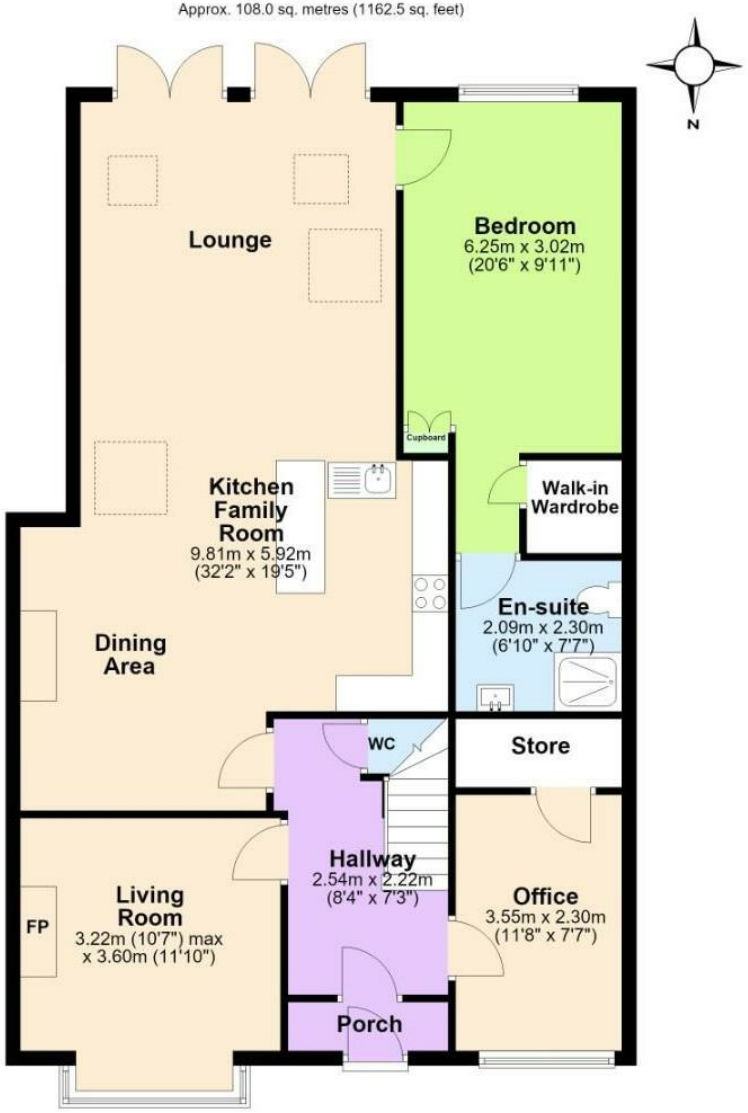
Facing the property, there is ample off-street parking via a double driveway. To the rear is a generous south facing rear garden with patio areas to the rear and right-hand side, providing plenty of space for summer seating and/or al fresco dining. A spacious lawn follows, complemented by flower beds containing mature shrubbery.

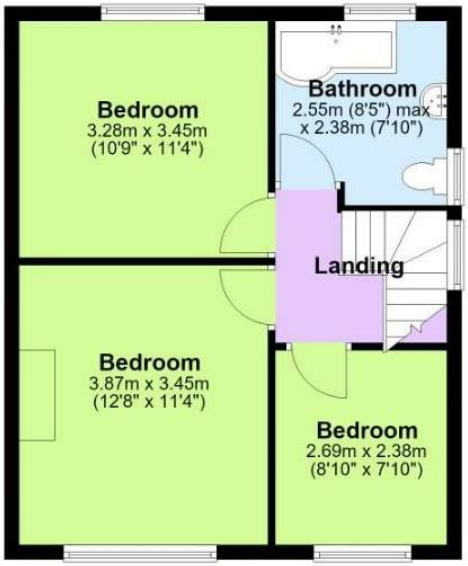
Ground Floor

Approx. 108.0 sq. metres (1162.5 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



Total area: approx. 150.9 sq. metres (1624.4 sq. feet)

The Property Ombudsman

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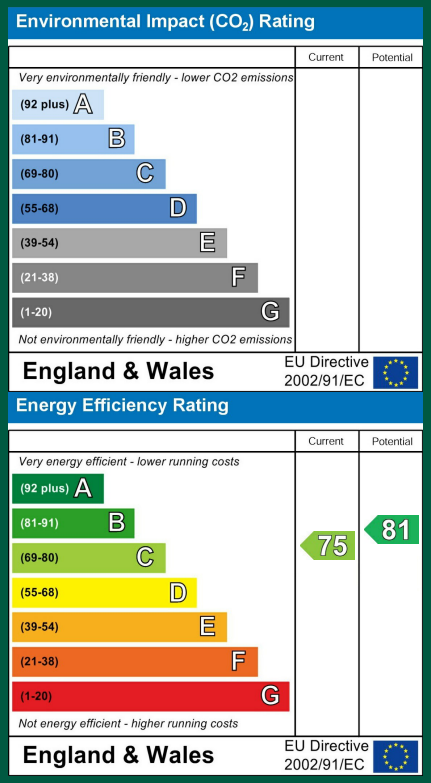
THE GUILD PROPERTY PROFESSIONALS

EPC



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ROYSTON & LUND