Superior Homes

Royston & Lund

2 Abingdon Road

West Bridgford | NG2 5JR

Guide Price £600,000 - £650,000

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A well appointed and immaculately presented 1930s corner plot detached family home located in West Bridgford. Situated a short drive from numerous amenities being a short walk from Central Avenue where there are local shops, bars and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links to the surrounding villages and into the City Centre. This four bedroom property would be an excellent fit for a growing family.

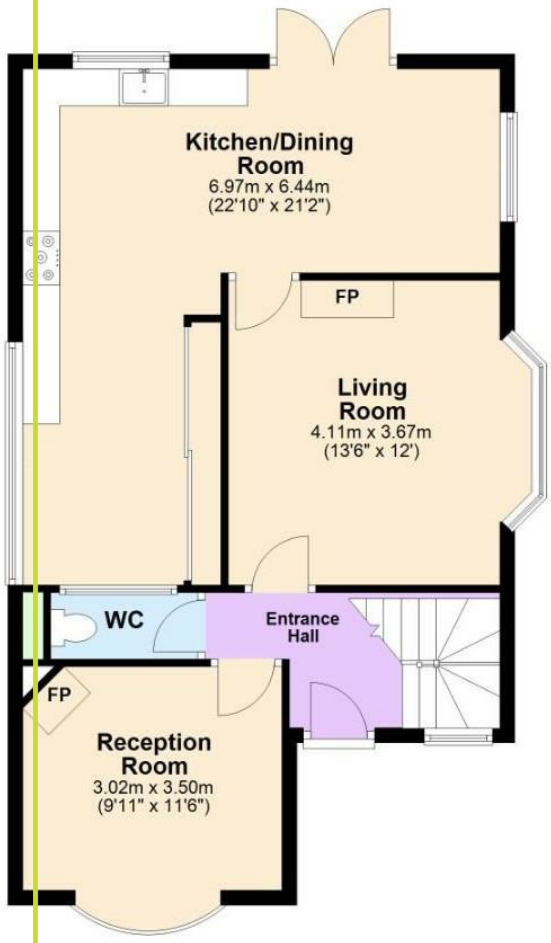
In brief the ground floor accomodation comprises a light hallway upon entry displaying a beautiful partial stained glass window which leads you into the main reception room, second reception room, downstairs WC and U shaped stairs to the first floor landing. The living room is a generous size with a side aspect additional stained bay window flooding the room with natural light pieced together with a stylish fireplace. Off from the living room is the ample size kitchen/dining room which consists of high quality base and wall units housing integrated appliances from an eye level oven and microwave, gas hob with extractor hood with more than enough room to add further freestanding appliances along with large French doors granting access to the rear garden. The kitchen is L shaped and wraps around to an office space incorporating full width sliding doors which provides storage space but is currently being used for a hideaway desk setup. The ground floor additionally has a downstairs WC/cloakroom and a second reception room situated to the front aspect which boasts a curved bay window allowing natural light in.

- Four Bedroom Detached Family Residence
- Central West Bridgford Location Being A Short Stroll From Central Avenue
- Off Street Parking Via A Single Driveway And Single Detached Garage
- Immaculately Presented Throughout With Period Features
- Spacious Kitchen Dining Room With Integrated Kitchen Appliances
- Separate Bathroom And Shower Room
- Downstairs WC And Cloakroom
- Close By To Numerous Amenities And In The Catchment Area For Well Regarded Schools
- Excellent Transport Links
- EPC Rating - D // Freehold - Council Tax Band - D

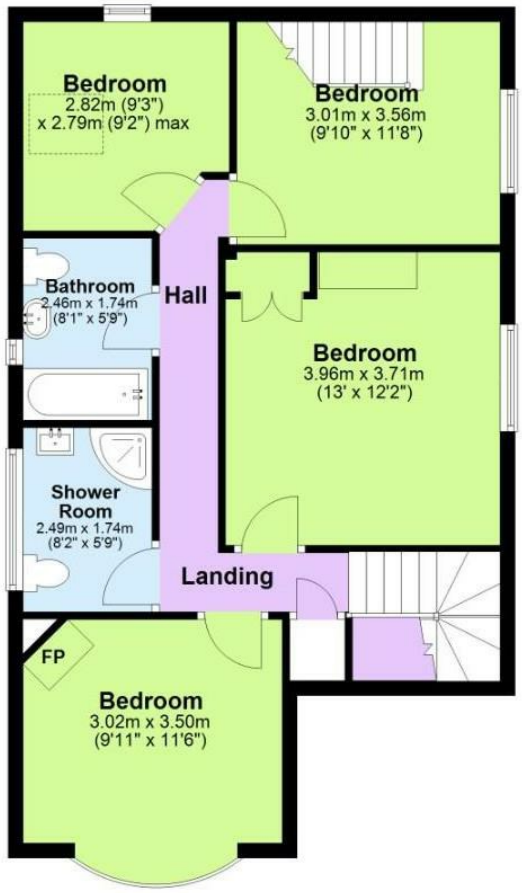
To the first floor there are four well proportioned bedrooms. The double master bedroom benefitting from built in storage space. Bedroom two is a further double showcasing a large bay window to the front elevation. Bedroom three has dual aspect windows and the final bedroom showcases a further staircase leading to a generous mezzanine floor which can be used as storage and incorporating skylight. All bedrooms share a three piece bathroom with a wash basin and WC and a stylish floor to ceiling glass block window and a further shower room comprising a quadrant shower with a further wash basin and WC.

Facing the property there is a stone wall bordering the front with a walkway leading to the front door. Being a corner plot The side access and rear garden is larger than average and boasts lawn space, patio areas incorporating summer seating and flower beds. The garage is situated to the rear aspect and is accessed via wooden electric gates from Abbey Road.

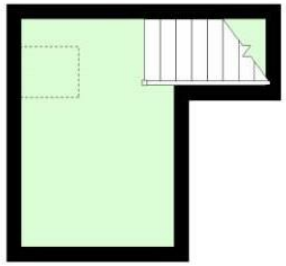
Ground Floor
Approx. 65.6 sq. metres (706.6 sq. feet)



First Floor
Approx. 65.3 sq. metres (703.1 sq. feet)



Second Floor
Approx. 7.4 sq. metres (80.1 sq. feet)



Total area: approx. 138.4 sq. metres (1489.8 sq. feet)

The Property Ombudsman

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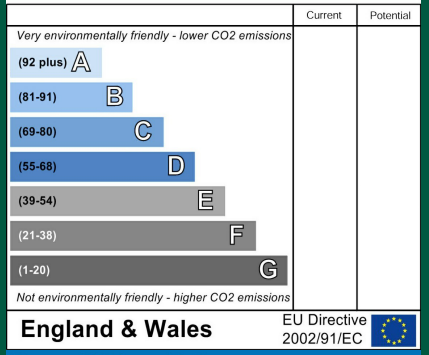
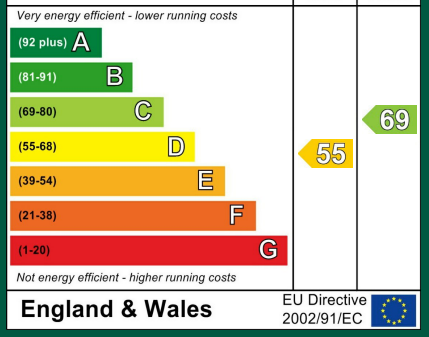
THE GUILD PROPERTY PROFESSIONALS

EPC

Environmental Impact (CO_2) Rating



Energy Efficiency Rating



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ROYSTON & LUND