

DISTINCTIVE
HOMES
by



Musters Road

West Bridgford, Nottingham, NG2 7DP

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A traditional extended five-bedroom detached family home, in the favoured location of Musters Road, offering excellent family accommodation, in highly sought-after school catchment areas and in easy walking distance of Central Avenue and the Melton Road shops. With good proportions throughout, the property boasts an impressive living kitchen with bi-folding doors stepping out to a sunny Westerly facing rear garden.





The property is entered through a generous reception porchway set in an arch with front entrance door and original leaded windows, opening out to a light and airy hallway with parquet flooring, stairs rising to the first floor and doors leading to the lounge, sitting room, living kitchen and downstairs WC. The lounge has a large bay window with leaded glass window, picture rails, a feature gas living flame fire, stripped wooden floors. To the rear, the sitting room has double glazed French doors with side and top lights, offering views to the rear garden. There is also picture rails, an art deco feature fire place with stone inset and stripped wooden floors. The living kitchen is the main hub of the house and has been extended to create a part vaulted ceiling with a Velux window to the side and has a central island with breakfast bar, a range of wall and base units with quartz work surfaces incorporating the sink unit and space for a range and an American style fridge freezer. There is wood effect porcelain tile planks flooring throughout and bifolding doors that overlook and step out to a wooden deck and Westerly facing rear garden. There are further doors off the kitchen which lead to the garage that has power and light and houses the boiler and the utility which has the original pitch pine floor to ceiling cupboard store and a space for washer and dryer. Back to the hallway there is a two piece downstairs WC.





To the first floor there is a generous landing leading to the five bedrooms, all of which are of good proportions. The master bedroom has built-in wardrobes which then lead through to an impressive contemporary four piece en-suite bathroom, with free standing bath and shower. There is a white three-piece family bathroom which services the rest of the bedrooms.

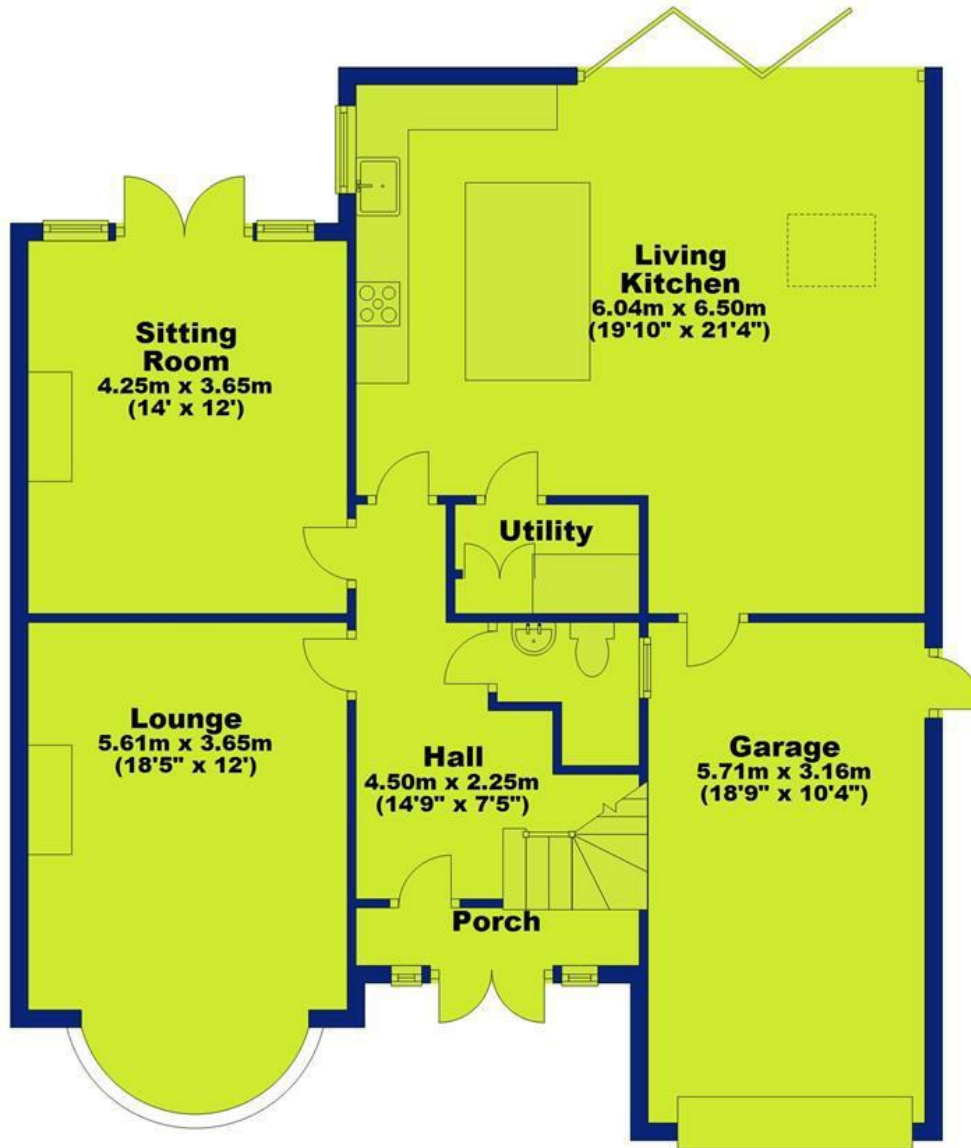
Outside to the front there is a generous hedged and walled front boundary with iron gates leading to a block paved driveway offering parking for numerous cars which leads to the front door, garage and side entrance to the rear garden. The rear garden has a decked area which overlooks the garden that is mainly laid to lawn with well-stocked borders and a variety of shrubs and garden shed. The garden is lovely and private and great to sit out in in the summer months.





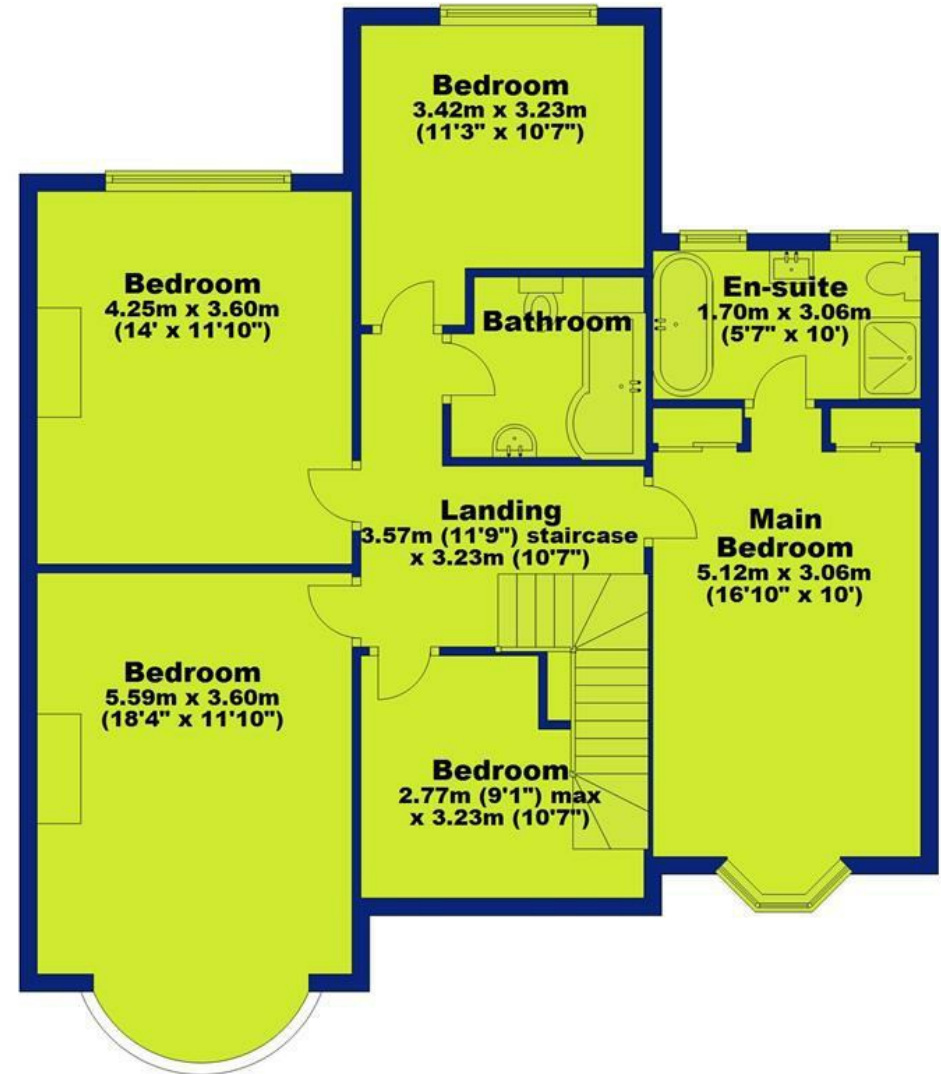
Ground Floor

Approx. 104.2 sq. metres (1121.9 sq. feet)



First Floor

Approx. 87.7 sq. metres (944.0 sq. feet)



Total area: approx. 191.9 sq. metres (2065.9 sq. feet)



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	Current	Potential
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(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	81
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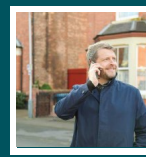
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