

SUPERIOR HOMES

ROYSTON & LUND



60 Davies Road

West Bridgford | NG2 5JA

Guide Price £500,000 - £525,000

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Royston and Lund are delighted to bring to the market this stunning three-bedroom semi detached property, located on the ever-desirable Davies Road in central West Bridgford. Situated close to numerous amenities, the property is just a short walk from The Avenue, where you will find local shops, restaurants, bars, cafés, and eateries. Additionally, the property is within the catchment area for well-regarded schools and benefits from excellent transport links into the city centre and surrounding villages. This home would be the perfect fit for a growing family.

To the ground floor there is a well there is a good sized porch and hall upon entry that leads into the main reception room, kitchen dining room, ground floor WC and stairs to the first floor. The living room is a generous size with a front aspect bay window and modern feature fireplace. The kitchen dining room is the heart of the home and showcases plenty of space for family and friends. The fitted kitchen boasts integral appliances from eye level ovens, hob and extractor hood, dishwasher and space for an american style fridge freezer. The adjoining dining area grants access to the conservatory which in turn leads into the rear garden.

To the first floor there are three well proportioned bedrooms. The main bedroom and bedrooms two are both well proportioned doubles and the third bedroom is a spacious single. All bedrooms share a modern four piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a double driveway and to the rear there is a patioed area to start providing space for summer seating which then steps down on to a lawn space and furthermore leading to a greenhouse and shrubbery to the rear aspect.

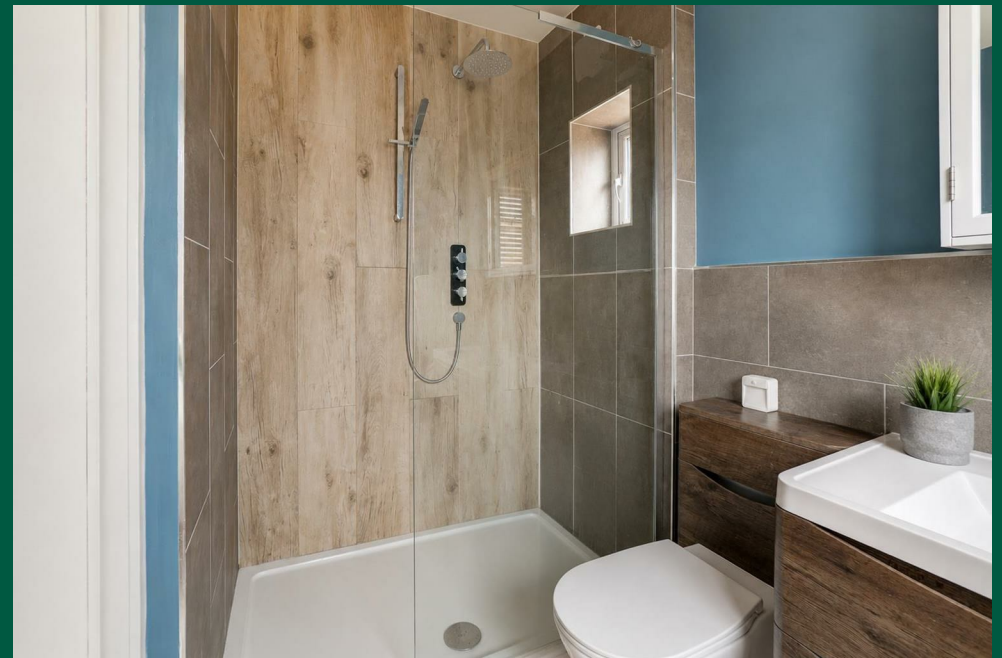




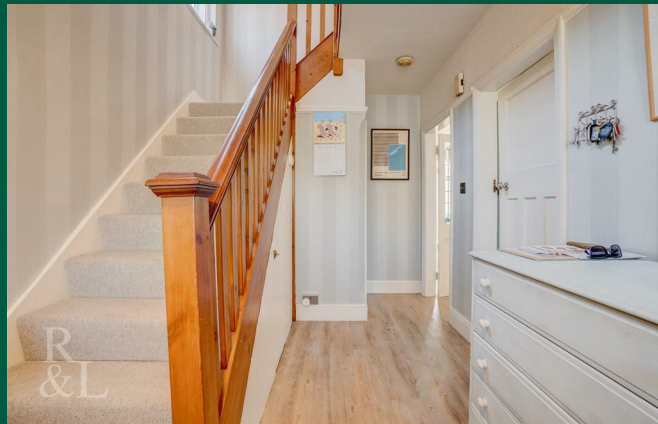
- Three Bedroom Semi Detached Family Home
- Period Features Throughout
- Open Plan Kitchen Diner
- Ample Off Street Parking
- Ground Floor WC
- Fitted Kitchen With Integrated Appliances
- Close By To Numerous Amenities
- Excellent Transport Links
- Immaculately Presented
- In The Catchment Area For Well Regarded Schools









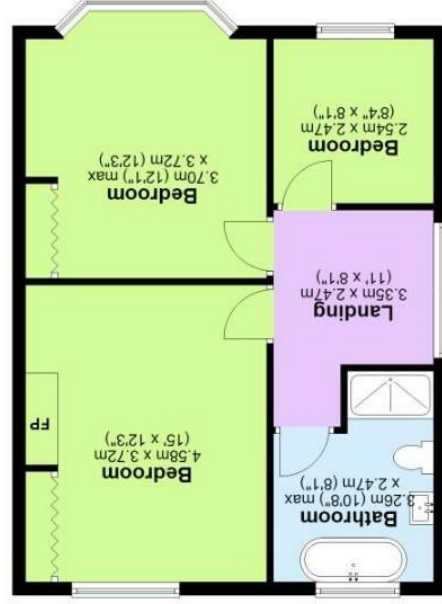


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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. 129.7 sq. metres (1396.3 sq. feet)



Ground Floor
Approx. 76.6 sq. metres (824.4 sq. feet)



First Floor
Approx. 53.1 sq. metres (571.9 sq. feet)

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
 EU Directive 2002/91/EC		 England & Wales	
Potential	Current	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs
Potential	Current	84	61

