

DISTINCTIVE
HOMES
by



Musters Road

West Bridgford, NG2 7DF

Musters Road

Nottingham, NG2 7DF

An extended three/four bedroom detached family home, situated on the highly sought-after Musters Road in West Bridgford, offering generous and versatile family accommodation within a highly regarded school catchment area. Occupying a generous south-westerly facing rear plot, the property also presents excellent potential for further expansion, subject to the necessary planning permissions and building regulations.





The property is entered via an entrance porch which leads into a welcoming reception hallway, with stairs rising to the first floor and access to a ground floor WC. Further wooden-cased doors open into a front reception room, featuring a double-glazed window to the front elevation that allows natural light to flood the space. Adjacent is a spacious lounge, complete with wood flooring and double French doors with glazed side panels, opening through to the impressive extended living dining kitchen. This highly sought-after open-plan space benefits from part vaulted ceilings, rooflight windows and French doors, which overlook and provide direct access to the south-west facing rear garden, creating a bright and airy environment ideal for modern family living and entertaining. The kitchen is fitted with a range of wall and base units, complemented by integrated appliances and ceramic tiled flooring, and provides access to a separate utility room. To the rear of the property there is also a versatile office/snug/playroom, offering additional flexible living space with continued tiled flooring, a window overlooking the garden and internal access to the integral garage.

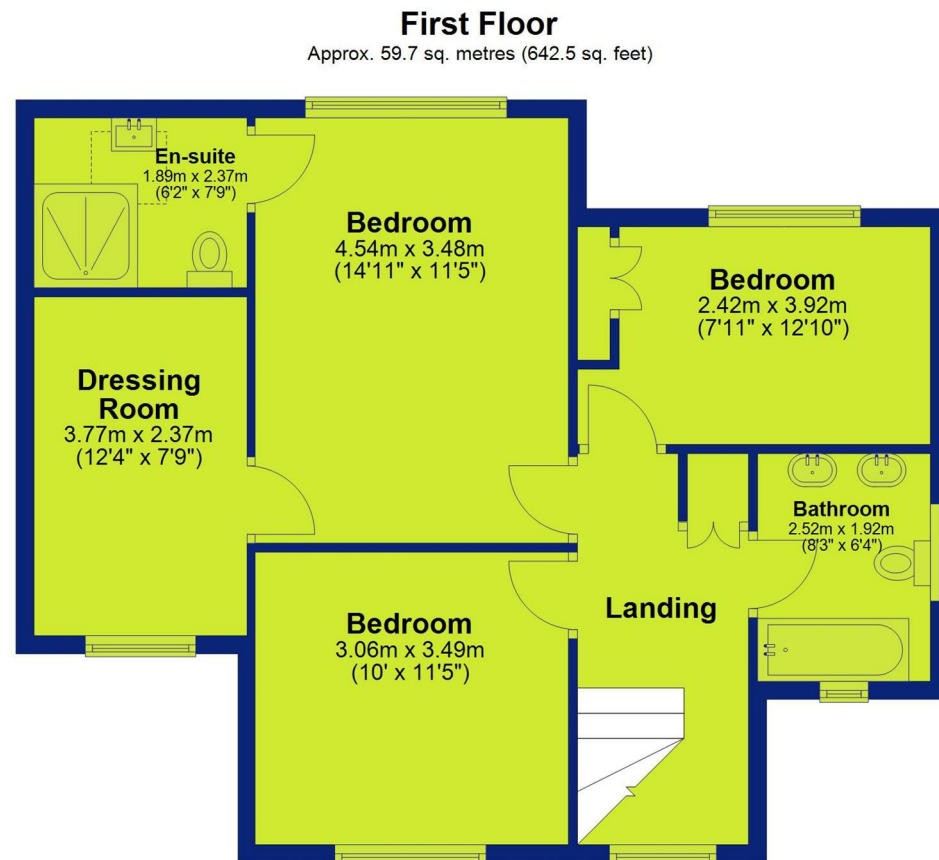
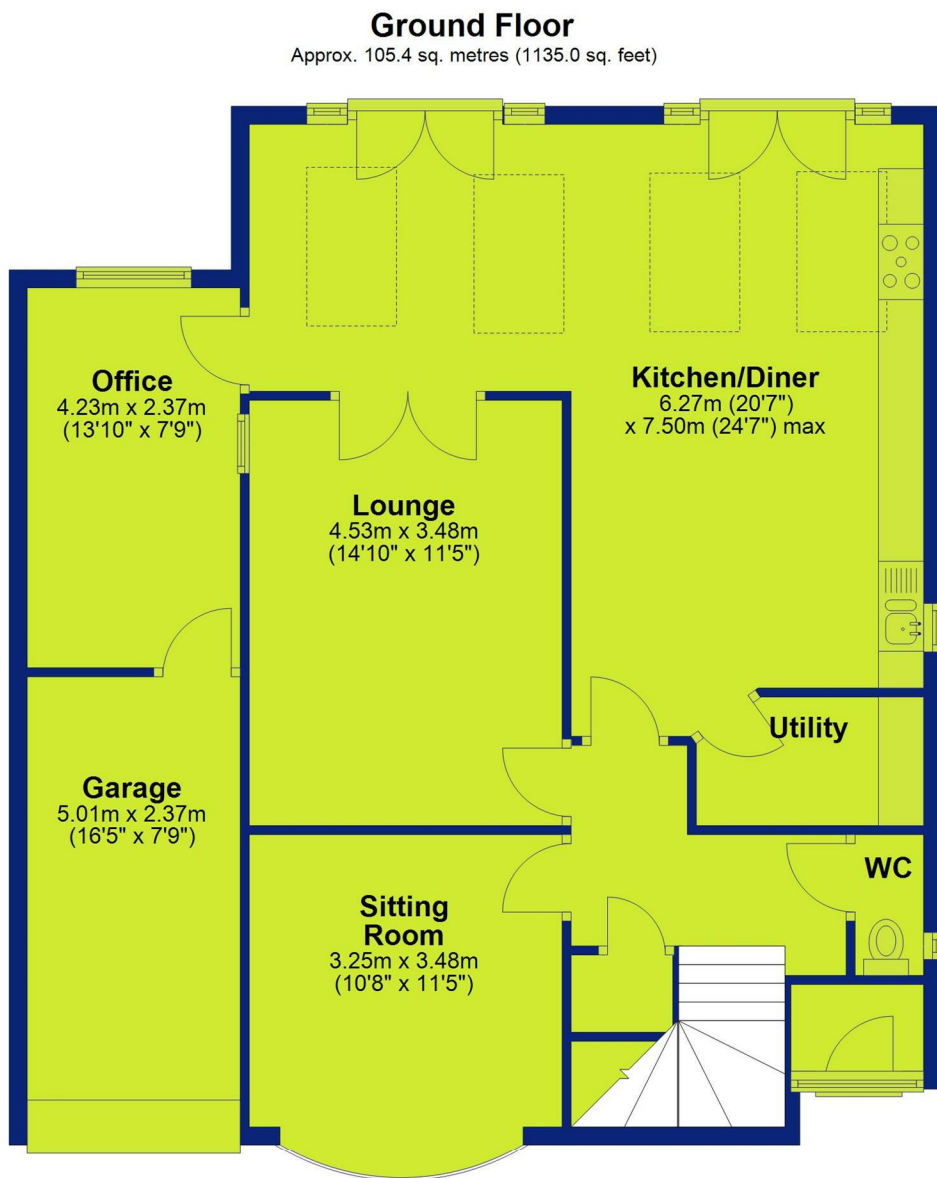




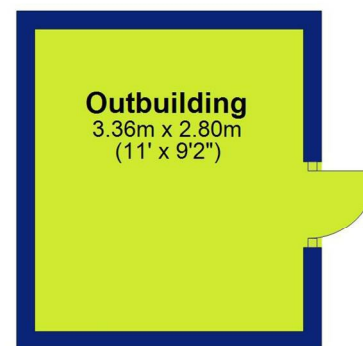
To the first floor are three well-proportioned bedrooms, together with a further bedroom/dressing room accessed from the principal suite, which also benefits from a contemporary three-piece en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the property offers further potential for reconfiguration or extension to the front, subject to the relevant permissions. To the front is a resin-tarmac driveway bordered by block paving, forming an in-and-out carriage driveway with a central planted bed containing mature shrubs that provide a good degree of privacy. Additional gravelled and planted areas frame the approach to the front entrance, while gated side access leads to the rear garden. The rear garden is a fantastic outdoor space, ideal for enjoying sunny days. A generous tiled terrace patio spans the width of the property, perfect for outdoor dining and entertaining, with steps leading down to a lawned garden bordered by a variety of established planting beds and shrubs. To the rear is a hardstanding area suitable for a garden shed, and the garden benefits from a desirable south-westerly aspect, enjoying sunshine throughout much of the day







Outbuilding
Approx. 9.4 sq. metres (101.3 sq. feet)



Total area: approx. 174.5 sq. metres (1878.8 sq. feet)



DISTINCTIVE
HOMES
by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FHP, their clients and joint agents give notice that:

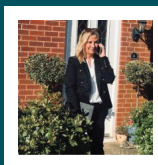
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

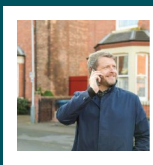
Call the FHP Living Distinctive Homes Team

Tel: 0115 841 1155



Jules Hunt

Mobile: 07917 460 033
jules@fhpliving.co.uk



Steven Gray

Mobile: 07917 576 253
steven@fhpliving.co.uk

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB