

49 Denton Drive

West Bridgford | NG2 7FS | £410,000

ROYSTON & LUND

- ROYSTON & LUND ARE PROUD TO PRESENT
- Semi Detached
- Jack And Jill Bathroom And Ensuite
- Ample Off Street Parking
- Ground Floor WC
- Close By To Numerous Amenities
- Excellent Transport Links
- Well presented Throughout
- EPC Rating - C
- Freehold - Council Tax Band - E

















Royston and Lund are delighted to bring to the market this four-bedroom semi-detached property located in West Bridgford. Situated a short drive from numerous amenities that West Bridgford has to offer, from local shops, pubs, bars and restaurants. Not to mention being in the catchment area for well-regarded schools and having excellent transport links into the City Centre and to the surrounding villages. This property would be a perfect fit for a growing family.

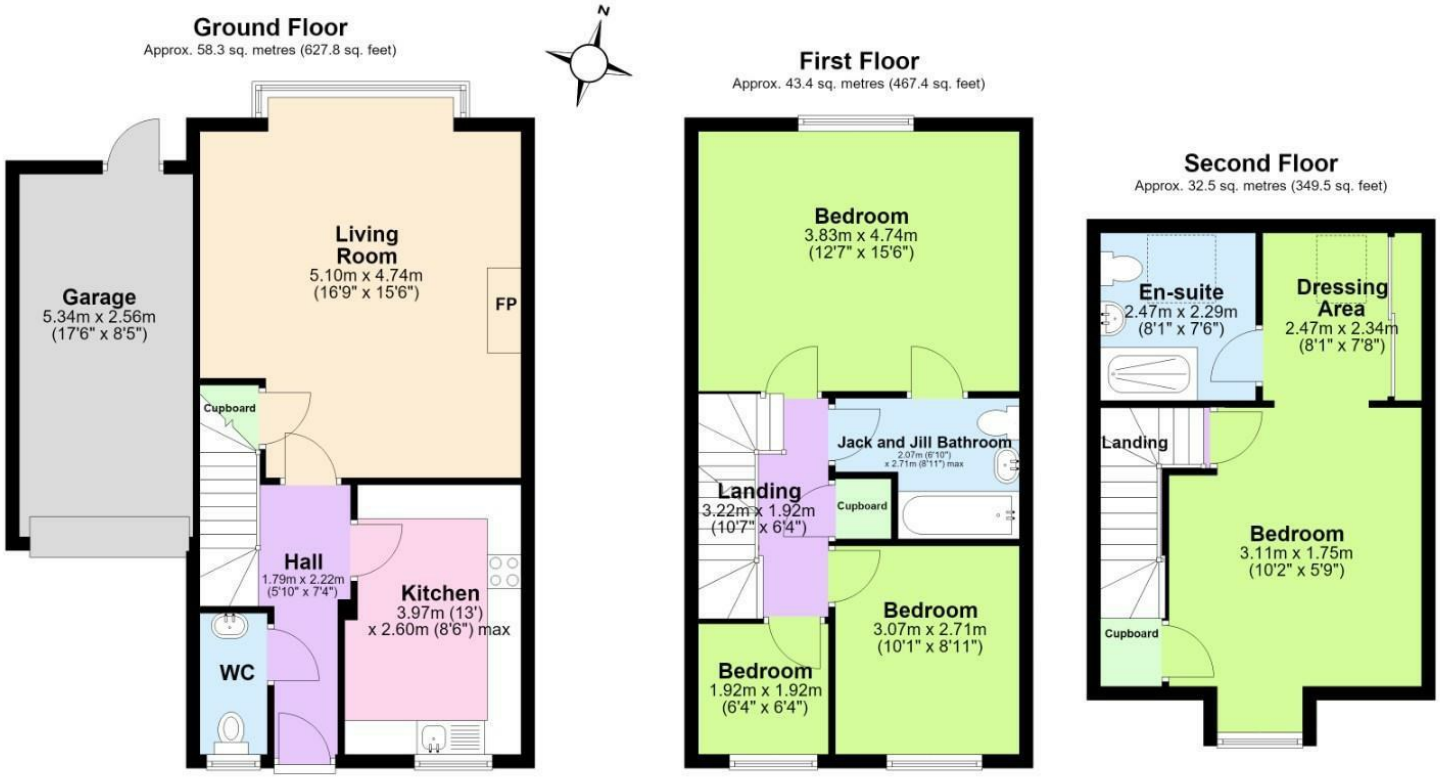
Ground floor accommodation comprises an entrance hall that leads into the main reception room, downstairs WC, kitchen and stairs to the first floor. The living room is a generous size, showing plenty of space for all the family, a feature fireplace for the winter months and French doors that lead into the rear garden. The kitchen is ample in size and benefits from an integrated oven, hob and extractor hood, with more than enough room to add further freestanding white goods.

To the first floor, there are three well-proportioned bedrooms, with the principal bedroom on the first floor being a spacious double with access to its own Jack and Jill bathroom, shared with the landing. The second bedroom is a further double, and the third bedroom is a spacious single which is currently being used as an office.

To the second floor, there is the master bedroom, which is a spacious double and showcases its own dressing area with built-in wardrobe space, which leads into an en-suite shower room.

Facing the property, there is off-street parking via a single driveway and a single attached garage.

To the rear, there is a spacious garden with an initial patio area which leads onto the lawn. This continues to a further seating area at the rear, providing space for relaxation and/or alfresco dining.



Total area: approx. 134.2 sq. metres (1444.7 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

The Property Ombudsman

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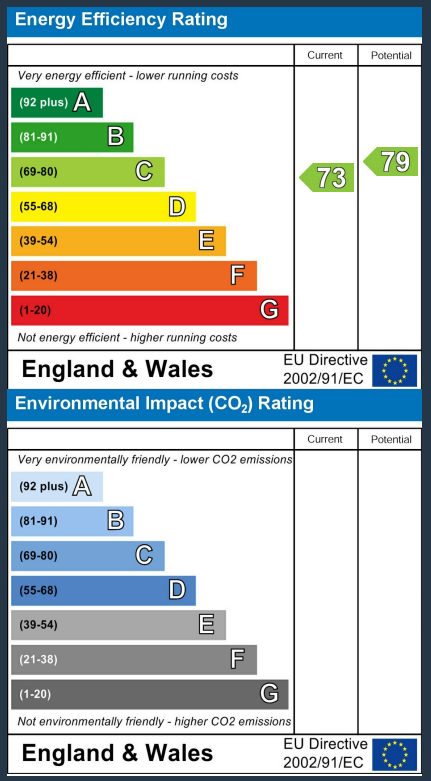
EPC



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