Superior Homes

Royston & Lund



116 Abbey Road

West Bridgford | NG2 5NB

£380,000

Royston and Lund are delighted to bring to the market this well-presented three-bedroom semi-detached family home, situated on Abbey Road, just a ten-minute walk from West Bridgford's popular Central Avenue. The property benefits from a wide range of local amenities, including shops, pubs, restaurants and cafés, as well as excellent transport links into Nottingham City Centre. Conveniently positioned within the catchment area of well-regarded schools, this property would be an ideal fit for a growing family.

Ground floor accommodation comprises an entrance hall providing access to the main reception rooms and stairs leading to the first floor. The living room is generously proportioned and benefits from a front-aspect bay window, flooding the room with natural light, complemented by a feature coal effect gas stove for those colder winter months. The spacious kitchen/dining room offers ample space for entertaining family and friends, featuring an additional multi fuel burner and French doors opening onto the rear garden. The adjoining kitchen is fitted with a range of base and wall units, a breakfast bar and integrated appliances, including an oven, hob and extractor fan, with further space for freestanding appliances.

To the first floor, there are three well-proportioned bedrooms. The master bedroom and second bedroom are both generous doubles, benefiting from built-in wardrobes, whilst bedroom three is a spacious single positioned over the stairs. All three bedrooms share a bathroom comprising a bath with shower overhead, wash basin and separate WC.

Loft space is part boarded with a built in ladder.











- Three Bedroom Semi Detached Family Home
- Ample Off Street Parking
- Beautifully Presented Interior
- Open Plan Kitchen Dining Room
- Feature Fireplaces
- Spacious Rear Garden
- Built In Wardrobes
- Close To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D // Freehold - Council Tax Band - C





















To the front of the property, there is ample off-street parking provided by a double driveway, with convenient access to the front entrance.

The south-westerly facing rear garden is a particularly attractive feature of the property, offering a wonderful space for outdoor relaxation and entertaining. A patio area provides the perfect setting for summer seating and alfresco dining, leading onto a lush lawn with a pathway leading down to a large green house and shed to the rear aspect. The rear is a secure enclosed space with fenced borders.



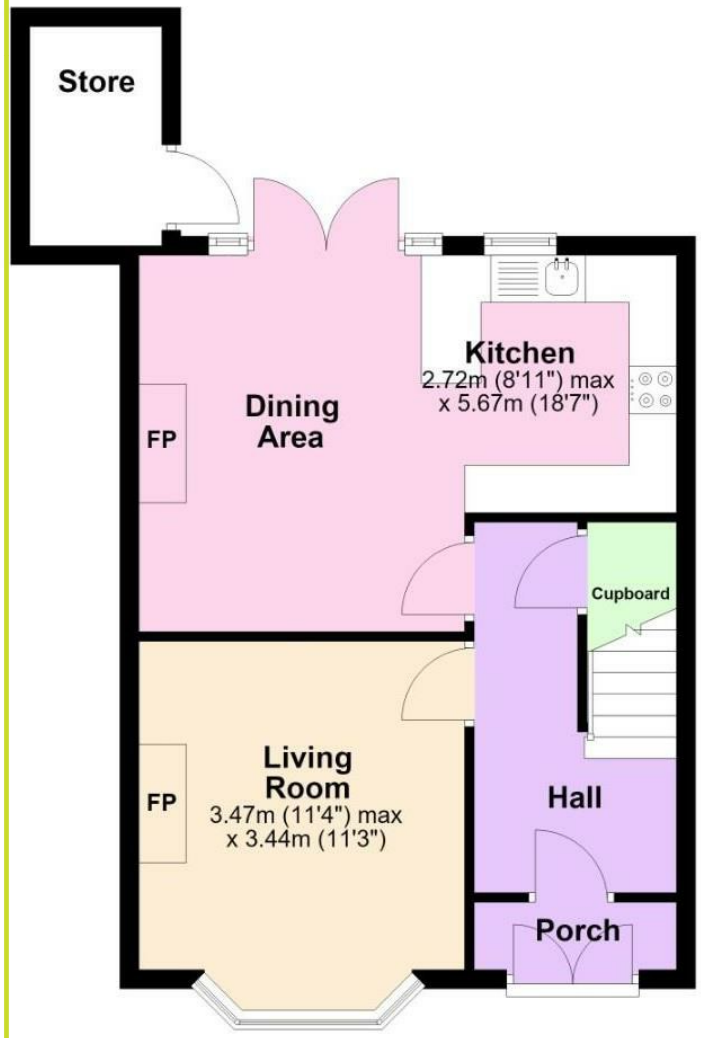






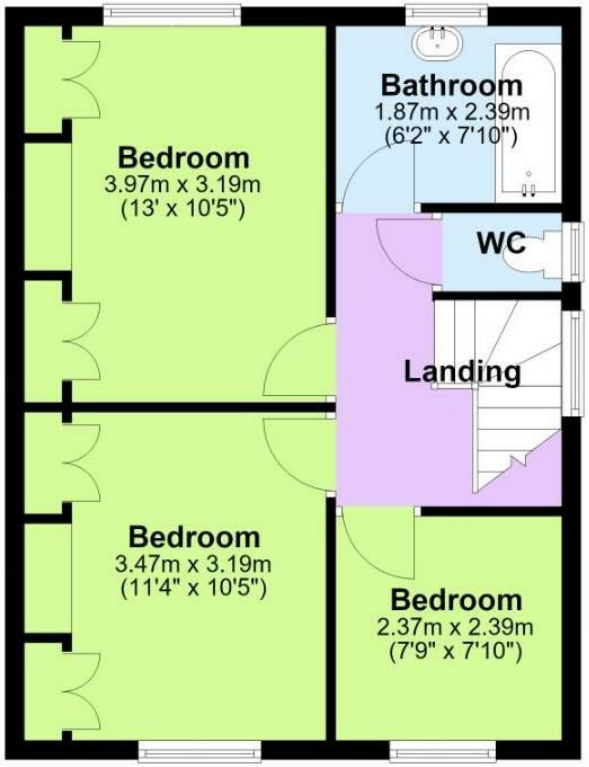
Ground Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



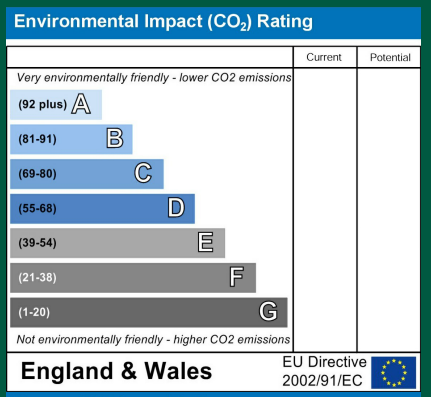
Total area: approx. 89.1 sq. metres (959.3 sq. feet)

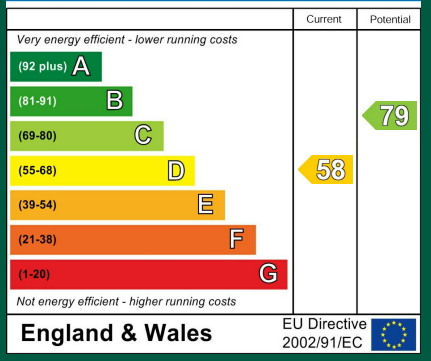
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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