Superior Homes

ROYSTON & LUND



2 Green Leys

West Bridgford | NG2 7RX

Offers Over £685,000 - £725,000



An Exceptional Family Home in Compton Acres.

Royston and Lund are delighted to present this impressive five-bedroom detached family home in the highly sought-after Compton Acres development in West Bridgford.

The standout feature of the property is the superb open-plan kitchen and family room extending across the rear of the house. Designed for modern family living and entertaining, this exceptional space offers generous room for cooking, dining and relaxing, with French doors opening onto the beautifully maintained rear garden. The kitchen is fitted with a range of quality units, integrated appliances and a breakfast bar, providing a true hub of the home.

The ground floor also offers a spacious lounge with bay window and feature fireplace, a separate sitting room, conservatory overlooking the garden, formal dining room and cloakroom WC. The kitchen also provides internal access to the double garage.









- Exceptional Open-Plan Kitchen & Family Room
- Principal Suite with Dressing Room & En-Suite
- Five Bedroom Detached Extended Family Home
- Highly Desirable Compton Acres Location
- Double Garage & Wide Driveway
- Well-Maintained Rear Garden, With Outside Electric Points and Water Tap
- Lounge, Dining Room, Conservatory & Sitting Room
- Close To All Amenities Needed, Plus A Short Drive to Central Avenue
- Excellent Transport Links
- Catchment Area for Well-Regarded Schools





























To the first floor, the impressive principal suite is a particular highlight, featuring a large double bedroom, separate dressing room and contemporary four-piece en-suite bathroom. Bedroom two is a further generous double bedroom with en-suite shower room, whilst bedroom three is another comfortable double. Bedrooms four and five offer flexible accommodation and are ideal as children's bedrooms, home offices or study space. These are served by a family bathroom.

Outside, the property benefits from a double-width driveway and integral double garage. The attractive rear garden is well maintained and features pergola-covered seating areas, patio space and lawned areas, providing an ideal setting for outdoor dining and family enjoyment.

Situated close to excellent local amenities, highly regarded schools and convenient transport links into West Bridgford and Nottingham city centre, this is an outstanding opportunity to acquire a spacious family home in one of the area's most desirable locations.

Ground Floor

Approx. 123.3 sq. metres (1327.0 sq. feet)



First Floor

Approx. 84.2 sq. metres (906.7 sq. feet)



Total area: approx. 207.5 sq. metres (2233.7 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.

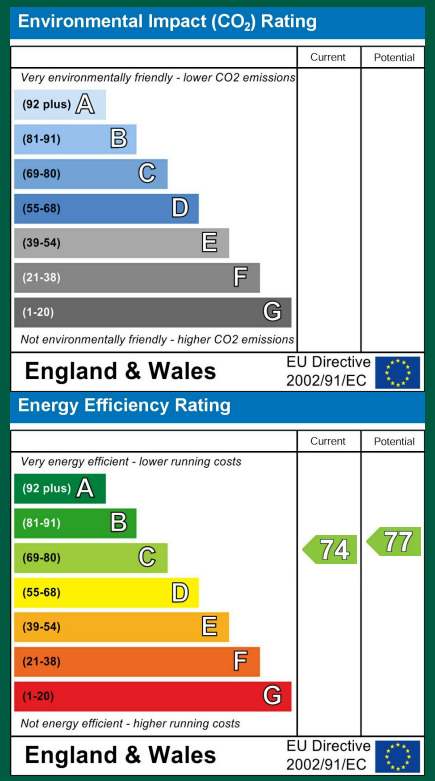
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