1 Willoughby Road

West Bridgford | NG2 6EZ | Offers Over £399,950

ROYSTON & LUND

- Three Bedrooms
- Well Presented Throughout
- Ground Floor WC And Utility Space
- Close By To Numerous Amenities
- EPC Rating - D
- Semi Detached
- High Quality Fixtures And Fittings
- Ample Off Street Parking
- Excellent Transport Links
- Freehold - Council Tax Band - C

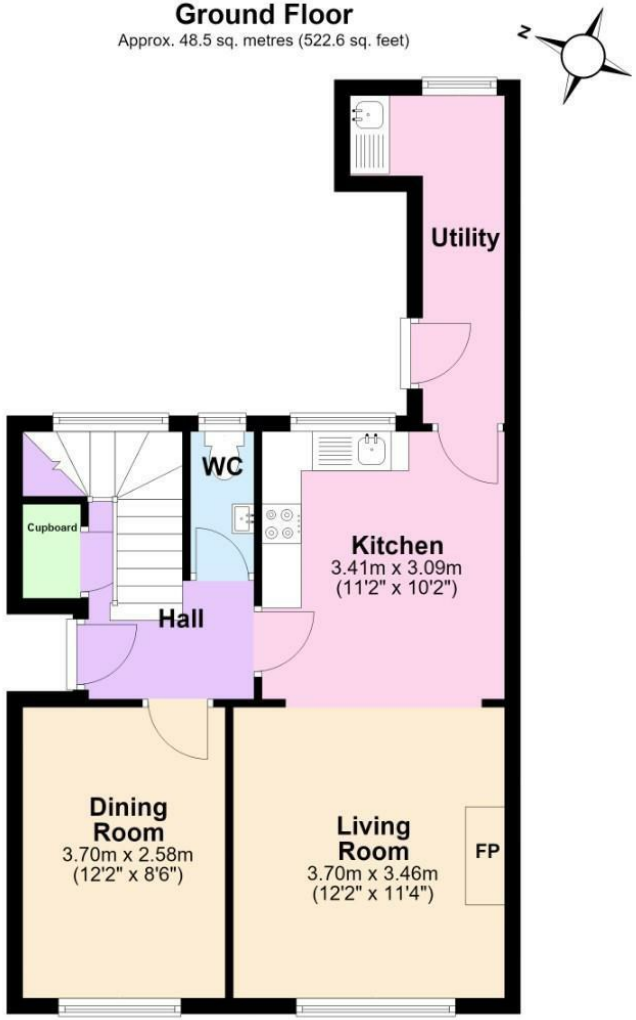
Royston and Lund are delighted to bring to the market this three-bedroom semi-detached property located on the desirable Willoughby Road in West Bridgford. Positioned a short drive from Central Avenue, where there are numerous local shops, pubs and cafés, the property also benefits from being within the catchment area for well-regarded schools and offers excellent transport links into the city centre and surrounding villages. This property would be a great fit for first-time buyers or a growing family.

The ground floor accommodation comprises a bright and airy entrance hall, which grants access to the study, kitchen/dining room, ground floor WC and wrap-around staircase to the first floor. The kitchen/diner is the heart of the home and presents high-quality base and wall units with solid wood worktops, housing integrated appliances such as an oven, hob and extractor hood, along with a useful dishwasher. The kitchen opens out into the living room, showcasing a large front-aspect window that floods the room with natural light, paired with a feature log burner for the winter months. Off the kitchen is a useful utility area with space for white goods and a sink, whilst also granting access to the rear garden.

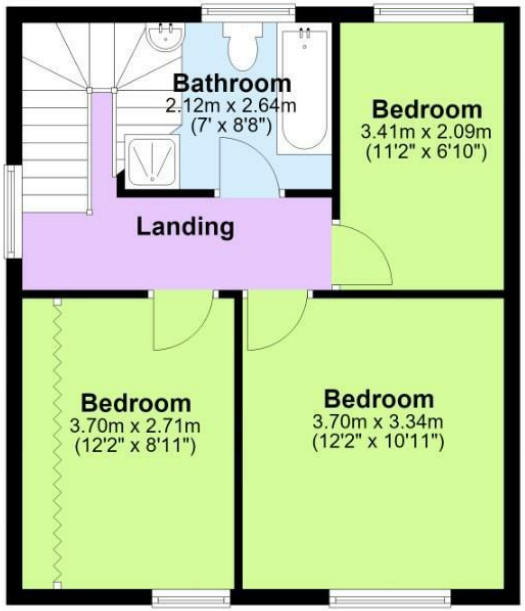
To the first floor, there are three well-proportioned bedrooms. The master bedroom is a generous double, bedroom two is a further double with full built-in wardrobes, and bedroom three is a single currently used as a home office. All bedrooms share a modern, tiled four-piece family bathroom comprising a bath, separate walk-in shower, wash basin and WC.

Facing the property, there is ample off-street parking via a double driveway. To the rear, you will find a spacious garden with an initial patio area providing plenty of space for summer seating and/or alfresco dining. This leads onto a lawn bordered by established flower beds, with a further seating area positioned towards the rear of the garden, creating an ideal suntrap.

Ground Floor
Approx. 48.5 sq. metres (522.6 sq. feet)



First Floor
Approx. 44.3 sq. metres (476.7 sq. feet)



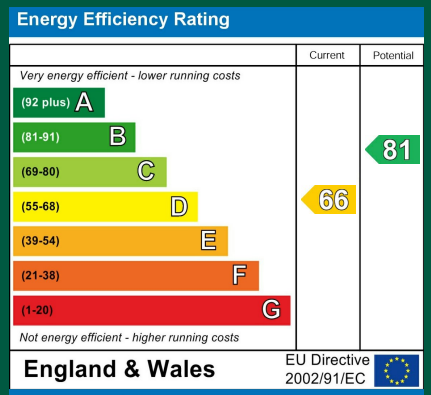
Total area: approx. 92.8 sq. metres (999.3 sq. feet)

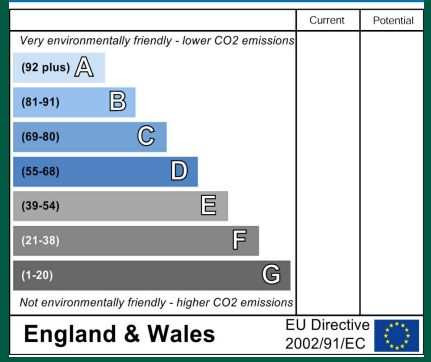
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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