Emma Terry Homes

moving made personal



78 Byron Road

West Bridgford, Nottingham, NG2 6DX

Guide price £399,950

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Situated in the highly sought-after location of West Bridgford, this beautifully presented three-bedroom home offers well-proportioned accommodation, a stunning landscaped rear garden and excellent access to a wealth of local amenities.

The property is approached via an entrance porch leading into the entrance hall. The spacious living/dining room is a lovely reception space, featuring a beautiful bay window overlooking the rear garden, allowing plenty of natural light into the room. The accommodation further benefits from a conservatory, providing an additional reception space with views over the garden, together with a modern fitted kitchen.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for families, couples or those looking for additional space.

Outside, the property really comes into its own. To the front is off-road parking for two vehicles, together with access to the garage. The south/west-facing rear garden has been thoughtfully landscaped to create an attractive and relaxing outdoor space, with established planting and beautifully maintained areas providing plenty of space for outdoor seating and entertaining. The garden also benefits from an outside tap.

West Bridgford is one of Nottingham's most desirable locations, offering an excellent selection of highly regarded schools, shops, cafés, bars, restaurants, parks and leisure facilities. Central Avenue and its surrounding amenities are within easy reach, making this an incredibly convenient location for everyday life, whilst Nottingham City Centre is also easily accessible.

Early viewing is highly recommended to appreciate all this property has to offer.







PORCH
Entrance door to property and door leading through to entrance hall.

ENTRANCE HALL
A central heating radiator and doors through to garage and living room.

LIVING ROOM
19'3" x 11'4" (5.87 x 3.46)
Two central heating radiators, UPVC double glazed bay window to rear, sliding glass door to conservatory, door through to kitchen and stairs to first floor.

KITCHEN
7'4" x 11'1" (2.26 x 3.39)
A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven, gas hob, integrated fridge, space for slimline dishwasher, space for washing machine, understairs storage, a central heating radiator and UPVC double glazed window to front.

CONSERVATORY
9'1" x 11'1" (2.78 x 3.38)
Comprising double glazed windows and double glazed French doors leading to the rear garden.

LANDING
Doors through to Bedroom 1, 2 and 3 and Bathroom.

BEDROOM 1
12'4" x 11'6" (3.78 x 3.51)
A central heating radiator and UPVC double glazed window to front.

BEDROOM 2
10'1" 11'1" (3.08 3.40)
A central heating radiator and UPVC double glazed window to rear.

BEDROOM 3
8'9" x 6'2" (2.67 x 1.88)
A central heating radiator and UPVC double glazed window to rear.

BATHROOM
Enclosed toilet system WC, wash hand basin with mixer tap in vanity unit, bath with mixer tap and mains shower over, a heated towel rail and UPVC double glazed obscure window to front.

OUTSIDE
To the front of the property is off-street parking, with shared gated access leading through to the front and rear gardens. The gardens feature a good-sized lawn, various established trees, shrubs and bushes, together with several patio areas providing space for outdoor seating and entertaining. The outside space also benefits from an external tap and power socket.

GARAGE
7'10" x 17'8" (2.40 x 5.41)
The garage benefits from power, lighting and a water tap, as well as an external power socket suitable for powering an electric vehicle charging unit.



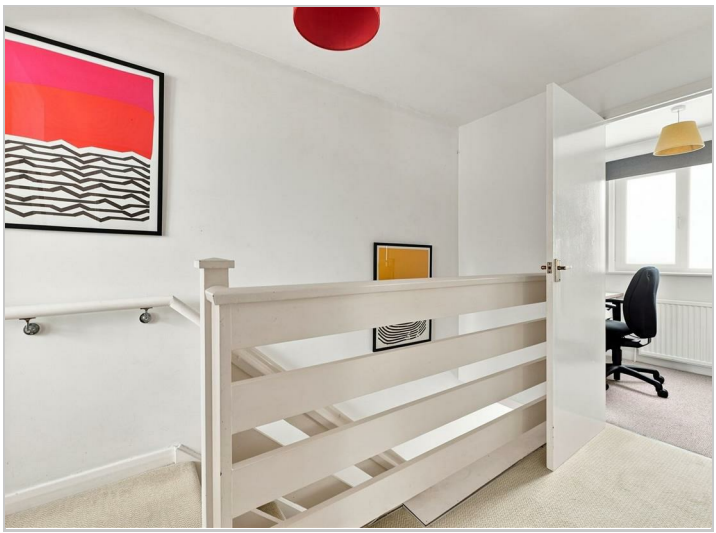






























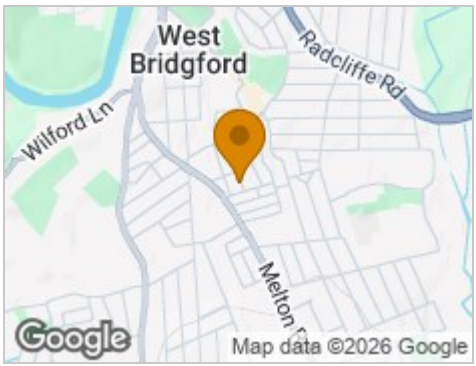
Road Map



Hybrid Map



Terrain Map

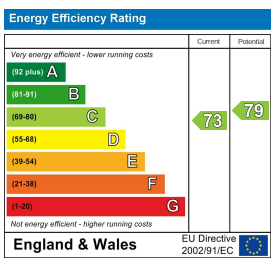




Viewing

Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Tel: 0115 966 57 41 Email: emma@emmaterryhomes.co.uk https://www.emmaterryhomes.co.uk