



## 63 Byron Road, West Bridgford

£375,000 Freehold

Semi Detached House • Two Bedrooms • Living Room • Spacious Fitted Kitchen/Diner • Four-Piece Bathroom Suite • Enclosed Low Maintenance Rear Garden • Sought After Location • Well-Presented Throughout • Excellent Transport Links • Must Be Viewed



GUIDE PRICE £375,000 – £395,000

SOUGHT AFTER LOCATION...

Nestled in a sought-after location renowned for its excellent transport links, this well-presented two-bedroom semi-detached house offers an exceptional blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads into a bright and inviting living room, perfect for relaxing or entertaining guests. The spacious fitted kitchen and dining area is thoughtfully designed, featuring contemporary cabinetry, ample worktop space, and integrated appliances that make meal preparation a pleasure. Upstairs, the property boasts two generously sized bedrooms, each with plush carpeting and ample natural light, creating a tranquil retreat at the end of the day. The four-piece bathroom suite exudes elegance, complete with a separate shower enclosure, a luxurious bath-tub, a stylish wash basin, and a low-level WC, all finished to a high standard. Throughout, the property is immaculately maintained and tastefully decorated, providing a move-in ready home ideal for first-time buyers, professionals, or those seeking to downsize without compromising on style or comfort. The outdoor space offers the perfect complement to the interior's inviting ambience. To the front, a storm porch provides shelter and a practical entrance, while the courtyard sets an attractive first impression. Side access leads to the enclosed, low maintenance rear garden. The garden features a spacious patio area ideal for al fresco dining, a gravelled section for additional seating or decorative planters, and a raised decked seating area that serves as a delightful spot for morning coffee or evening relaxation. The garden is bordered by fence panels and mature hedging, ensuring privacy and a sense of seclusion, while gated access adds both convenience and security.

MUST BE VIEWED

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## GROUND FLOOR

### Entrance Hall

11' 5" x 3' 0" (3.49m x 0.91m)

The entrance hall has tiled flooring, carpeted stairs, coving to the ceiling, a radiator, and a UPVC door providing access into the accommodation.

### Living Room

14' 1" x 11' 4" (4.30m x 3.45m)

The living room has a UPVC double glazed bay window to the front elevation with fitted shutters, an original feature fireplace, a TV point, coving to the ceiling, carpeted flooring, and open access into the kitchen/diner.

### Kitchen/Diner

21' 0" x 11' 8" (6.39m x 3.56m)

The kitchen/diner has a range of fitted base and wall units with Quartz worktops with a central island, an under-mounted sink and half with a swan neck mixer tap, an integrated oven, an integrated microwave, ceramic hob and extractor fan, space for a fridge freezer, space for a dining table, two column radiators, recessed spotlights, tiled splashback, wood flooring, a Velux window, a UPVC double glazed window to the rear elevation, and French doors opening to the rear garden.

### W/C

4' 5" x 2' 7" (1.35m x 0.80m)

This space has a low level flush W/C, a vanity-style wash basin with a tiled splashback, and wood flooring.

## FIRST FLOOR

## Landing

11' 9" x 5' 1" (3.58m x 1.54m)

### Bedroom One

12' 8" x 11' 6" (3.85m x 3.50m)

The first bedroom has two UPVC double glazed windows to the front elevation, fitted wardrobes, a radiator, and carpeted flooring.

### Bedroom Two

11' 11" x 9' 4" (3.63m x 2.84m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Bathroom

8' 11" x 7' 9" (2.71m x 2.37m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a freestanding bath with caw feet central mixer taps and a handheld shower fixture, a shower enclosure with a wall-mounted rainfall shower fixture, a radiator with a chrome towel rail surround, recessed spotlights, partially tiled walls, and tiled flooring.

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