Superior Homes

Royston & Lund

19 Lady Bay Road

West Bridgford | NG2 5BJ

£670,000

BEAUTIFULLY PRESENTED

A truly stunning four-bedroom Victorian semi-detached property located in the ever-desirable Lady Bay, with Central Avenue only a short drive away. Positioned within the catchment area for well-regarded schools and benefiting from excellent transport links into the City Centre and surrounding suburbs, this property would be a great fit for a growing family.

The interior accommodation impresses throughout, maintaining a wealth of original features alongside classic, modern, high-quality fixtures and fittings. The initial entrance hall leads nicely into the first and second reception rooms, the kitchen dining room to the rear aspect, and stairs to the first floor. The living room is a generous size, with the classic full-height bay window flooding the room with natural light, pieced together with a feature fireplace for those winter months. The study offers further ample space, with a rear window overlooking the garden.

One of the standout features of the property is the open-plan kitchen dining room, showcasing beautiful, high-quality base and wall units with quartz worktops. Integrated appliances include an oven, hob and extractor hood, built-in dishwasher, washing machine, fridge and freezer. The adjoining dining area boasts plenty of room for family and friends, whilst granting access to the rear garden through full-width bi-fold doors.

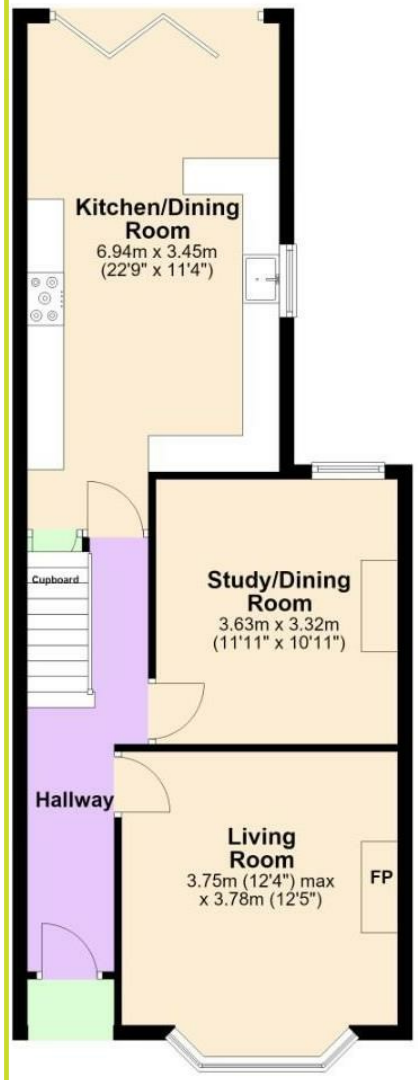
To the first floor, there are two well-proportioned double bedrooms. The master bedroom benefits from a bay window and additional standard window overlooking the front elevation. The second bedroom is also a good size and overlooks the rear. Both bedrooms share a modern, top-of-the-range tiled four-piece bathroom consisting of a separate walk-in shower, claw-foot bath, wash basin and WC.

To the second floor, there are two further double bedrooms offering ample storage space.

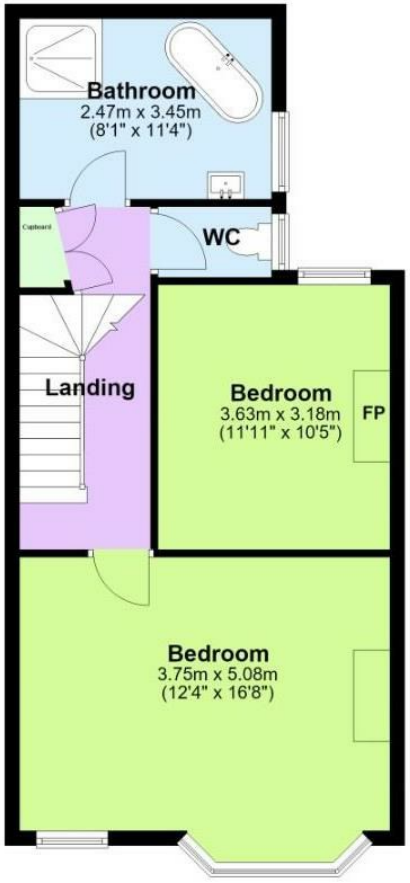
- Four Double Bedroom Semi Detached Family Home
- Beautiful Decor And Immaculatley Presented Throughout
- High Quality Fixtures And Fitting With Top Of The Range Integegrated Appliances
- Original Features With A Modern Twist
- Off Street Parking
- Separate Bath And Shower
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- Excellent Transport Links
- EPC Rating - D // Freehold - Council Tax Band - C

Facing the property, there is off-street parking via a shared driveway with space for two vehicles. To the rear, you will find a well-maintained garden with a patio area providing outdoor seating and a seamless connection from the bi-fold doors into the kitchen diner. A lush lawn follows, leading to an additional full-width decking area to the rear aspect. The rear garden as a whole is enclosed by brick and fenced borders.

Ground Floor
Approx. 59.9 sq. metres (644.5 sq. feet)



First Floor
Approx. 50.9 sq. metres (547.8 sq. feet)



Second Floor
Approx. 38.0 sq. metres (408.6 sq. feet)

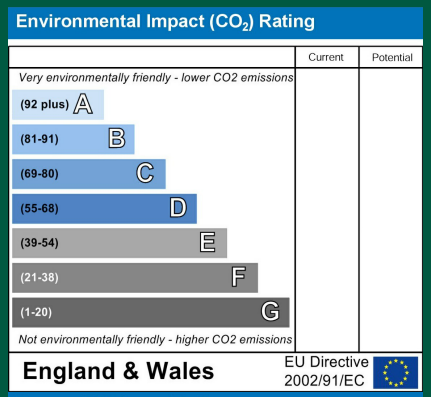
Total area: approx. 148.7 sq. metres (1601.0 sq. feet)

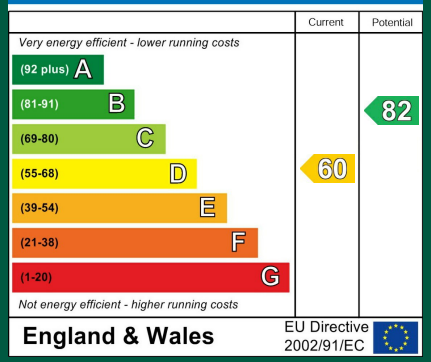
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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