

SUPERIOR HOMES

ROYSTON & LUND



73 Edward Road

West Bridgford | NG2 5GE

£550,000

CENTRAL LOCATION

Royston and Lund are delighted to bring to the market this stunning four bedroom semi-detached family home located in the heart of West Bridgford on Edward Road. Positioned just a short walk away from West Bridgford Park and Central Avenue, where you will find a variety of shops, pubs and cafés. Not to mention Edward Road being in the catchment area for well-regarded schools and having excellent transport links into the City Centre and the surrounding villages. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises a hallway upon entry that leads into the two main reception rooms, kitchen dining room and staircase to the first floor. The two reception rooms are currently laid out as a living room/office and a sitting room. The living room benefits from a large bay window to the front and a lovely period feature fireplace. The living room opens out into the sitting room, which benefits from a rear bay window overlooking the garden. The extended kitchen dining room is a generous size and showcases high-quality base and wall units, with plenty of space for a freestanding oven, washer dryer and dishwasher, along with a stylish Belfast sink. Furthermore, the kitchen grants access to the rear garden via a back door and access into the cellar under the stairs.

To the first floor there are three well-proportioned double bedrooms. The master bedroom benefits from dual windows overlooking the front elevation. All three bedrooms share a three-piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

The second floor consists of a further double bedroom with dual windows and a skylight, along with its own WC/washroom.





- Four Double Bedrooms
- Semi Detached Family Home
- Well Presented Throughout
- Family Bathroom And Washroom
- Central West Bridgford Location
- Well Maintained Garden
- Cellar Storage
- Close By To Numerous Amenities
- EPC Rating - D
- Freehold - Council Tax Band - C

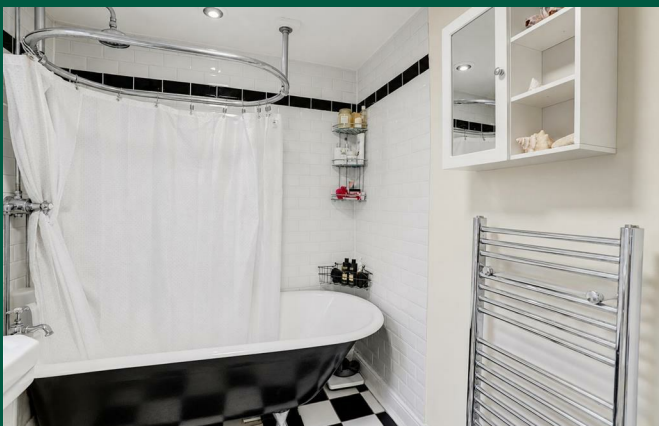




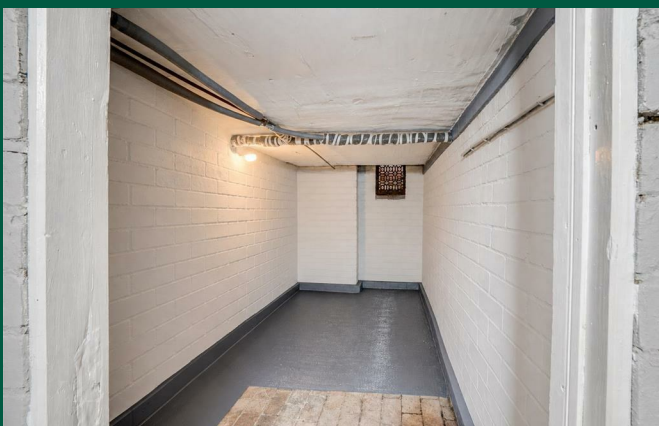
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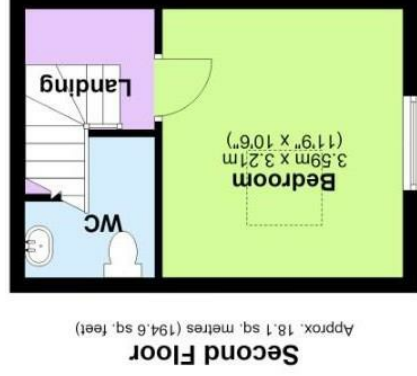
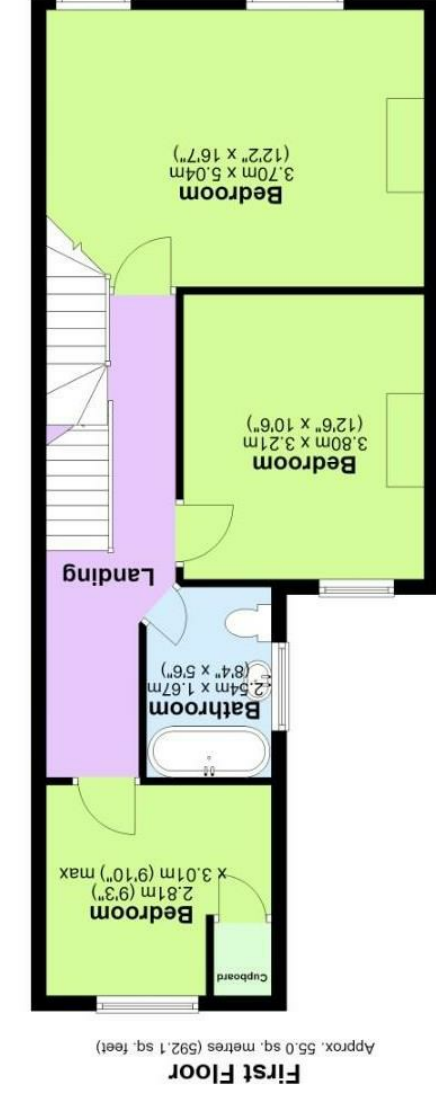
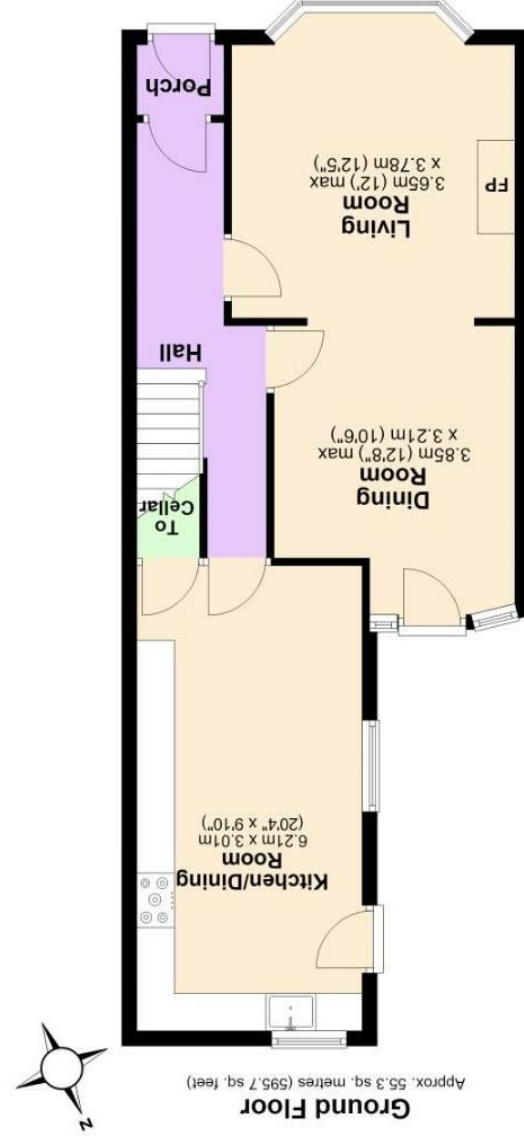






Facing the property, there is on-street parking and a short, gated courtyard area which leads to the front and side of the property. To the rear, there is a lovely cottage-style, low-maintenance garden with a patio and pathways providing space for summer seating. There is also a lawn area with a further seating nook to the rear aspect. The garden is lined with flower beds and is enclosed by brick and fenced borders.





Total area: approx. 128.4 sq. metres (1382.4 sq. feet)

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	Current Potential
England & Wales EU Directive 2002/91/EC	
Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current Potential
England & Wales EU Directive 2002/91/EC	

