

SUPERIOR HOMES

ROYSTON & LUND



22 Dunster Road

West Bridgford | NG2 6JF

Guide Price £625,000 - £650,000

Royston and Lund are delighted to bring to the market this 1920s-built, three-bedroom detached family home located on the desirable Dunster Road in West Bridgford. Situated just a short drive from Central Avenue, where you will find a wide range of local shops, pubs and restaurants, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into Nottingham City Centre and the surrounding villages. This property would make the perfect home for a growing family.

Ground floor accommodation perfectly blends period charm with modern convenience. The initial porch and entrance hall provide access to the two main reception rooms, kitchen, ground floor WC and stairs to the first floor. The first reception room is a spacious formal dining room which benefits from a front-aspect bay window and dual lead-lined side windows, flooding the room with natural light, and a stylish gas fireplace. The living room is a generous size, further showcasing dual lead-lined windows to the side elevation and recessed French doors to the rear, granting access to the garden.

The extended kitchen is beautifully presented, featuring quality flooring and high-quality base and wall units housing integrated appliances including an eye-level oven and microwave, hob, built-in dishwasher, wine cooler, integrated fridge and freezer. The kitchen also benefits from a large rear window overlooking the garden and provides convenient side access. The ground floor is completed by a WC and useful understairs storage.

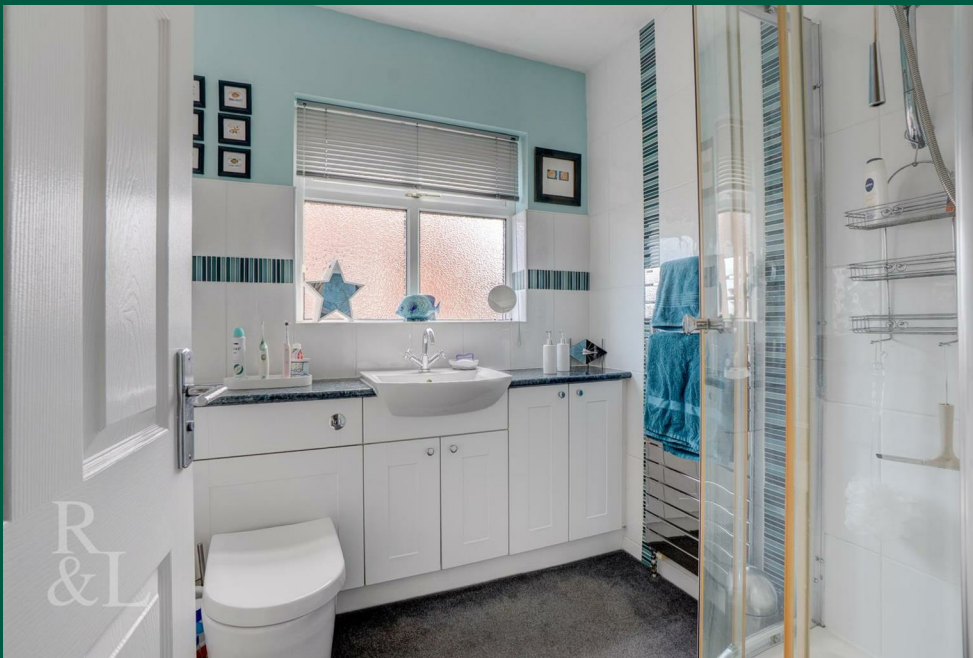




- Three Bedroom Detached Family Home
- Immaculately Presented Throughout
- Really Well Looked After By The Owners
- Two Car Driveway and Garage
- Period Charm With The Modern Touch
- Four Piece Suite Bathroom And Ground Floor Bathroom
- Close By To Numerous Amenities
- Excellent Transport Links
- Catchment Area To The Local Schools
- EPC Rating - D /// Freehold - Council Tax Band - E











To the first floor there are three well-proportioned double bedrooms. The principal bedroom benefits from a bay window to the front elevation. Bedroom two features overhead built-in cupboard space and a rear-aspect window overlooking the garden. The third bedroom is currently being used as a home office but offers more than enough space for a double bed. All three bedrooms are served by a well-presented, fully tiled four-piece family bathroom comprising a separate bath and shower, wash basin and WC.

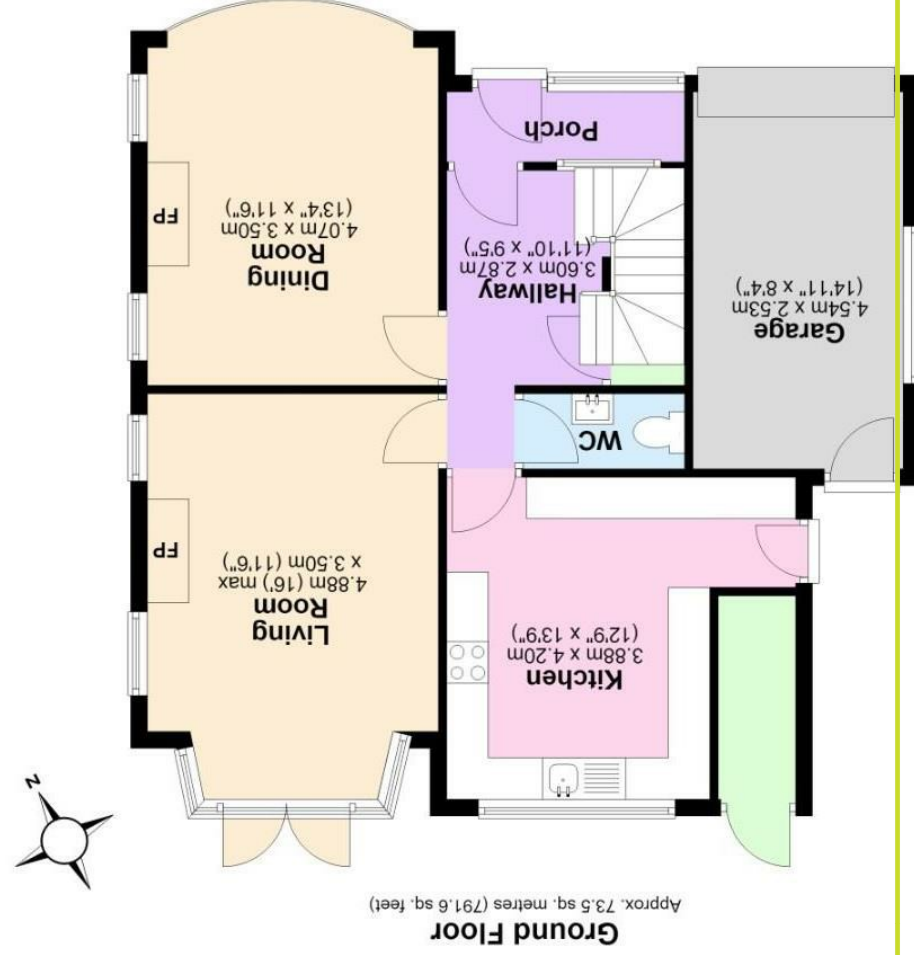


Facing the property, there is ample off-street parking via a single driveway, which leads up to a single garage with an electric up and over door. The frontage is enclosed by a brick boundary and features a well-maintained, shrubbed and patioed garden.



To the rear is a charming cottage-style garden, with a full-width patio off from the French doors to the living room extending around to the exit off from the kitchen, providing the perfect space for outdoor seating and alfresco dining while overlooking the pond. The patio steps up onto a well-maintained lawn, bordered by flower beds showcasing seasonal planting, along with neatly pruned trees and shrubs. Positioned at the rear of the garden is a dedicated vegetable and fruit patch, complete with a greenhouse and storage shed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Total area: approx. 129.7 sq. metres (1396.0 sq. feet)



Approx. 56.2 sq. metres (604.4 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
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