Superior Homes

Royston & Lund



14 Bracey Rise

West Bridgford | NG2 7AX

Asking Price £715,000



Royston and Lund are delighted to bring to the market this four-bedroom detached family home, backing onto open fields located in West Bridgford. Situated a short drive from the numerous amenities West Bridgford has to offer, including local shops, supermarkets, bars and restaurants, with Central Avenue also within close proximity. The property is within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre and surrounding suburbs. This property would be a great fit for a family.

Ground floor accommodation comprises an entrance hall that leads into the master bedroom to the left-hand side, boasting built-in wardrobes and its own en-suite shower room. Positioned to the right of the hallway is the ground floor utility room, offering the perfect space for freestanding white goods. One of the standout features of this property is the amount of storage space, starting with the integral double garage, which can accommodate two vehicles, along with a further storeroom to the rear that continues across the full rear aspect of the property's footprint. The ground floor is completed with a WC.

The first floor is undoubtedly the heart of the home, starting with the kitchen, which benefits from high-quality base and wall units that house top-of-the-range integrated appliances such as an oven, hob and extractor, along with a dishwasher and under-unit space for a fridge/freezer. Off the kitchen is the open-plan living/dining room, which offers plenty of space for family and guests whilst providing access to the rear garden through sliding doors.









- *PROUDLY PRESENTED BY ROYSTON AND LUND*
- Four Bedroom Detached Family Home
- Presented To A High Standard Throughout
- Vast Amounts Of Storage Space
- Family Bathroom, Shower Room And Ensuite
- Spacious Living/Dining Room
- High Quality Kitchen With Integrated Appliances
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- EPC Rating - D /// Freehold - Council Tax Band - F





















The first-floor galleried landing additionally provides access to three well-proportioned bedrooms. The main bedroom showcases twin skylights and built-in wardrobes, whilst the third and fourth bedrooms are both currently set up as offices and still retain useful built in shelving, cupboards and wardrobes. The accommodation is completed with a modern, tiled four-piece family bathroom and a separate shower room





Facing the property, there is ample off-street parking via a double driveway leading to the integral double garage, with a lawned area to the left-hand side.

To the rear, you will find a spacious south facing tiered garden with patio areas and lawned space, sweeping bordered flower beds, and mature bushes and shrubbery. The rear garden as a whole is enclosed by hedged and fenced borders.





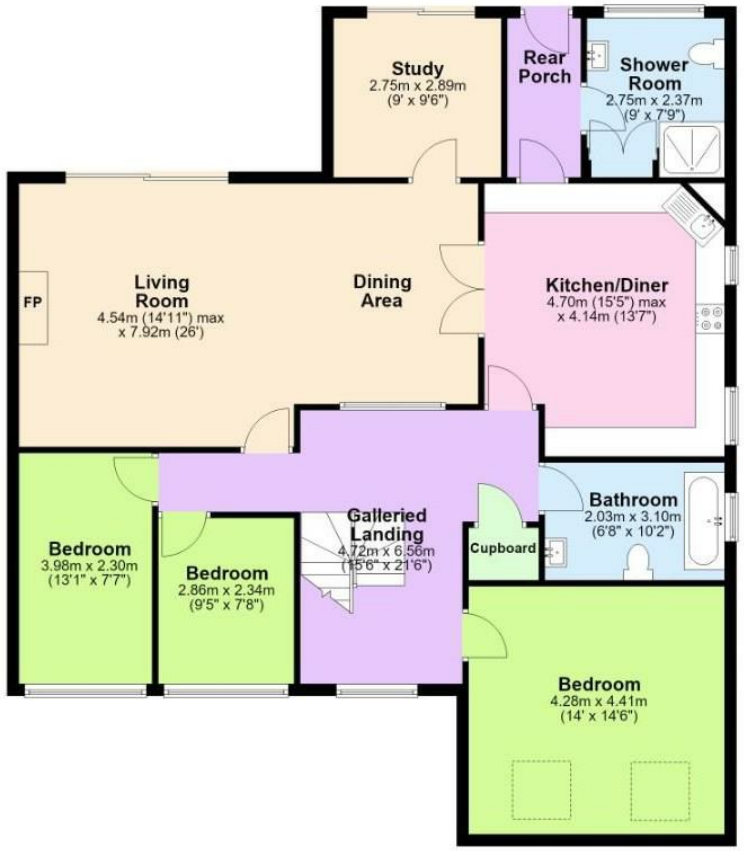
Ground Floor

Approx. 138.3 sq. metres (1489.0 sq. feet)



First Floor

Approx. 135.4 sq. metres (1457.5 sq. feet)



Total area: approx. 273.7 sq. metres (2946.5 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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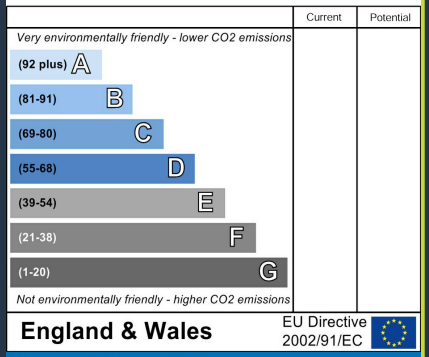
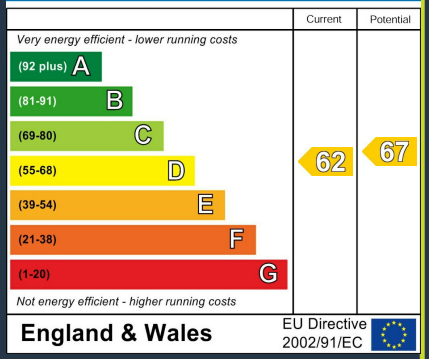
EPC

Environmental Impact (CO_2) Rating



Energy Efficiency Rating



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