Superior Homes

Royston & Lund



62 Studland Way

West Bridgford | NG2 7TS

£420,000

Royston and Lund are delighted to bring to the market this four bedroom detached family home located in the ever-desirable Compton Acres area of West Bridgford backing onto greenbelt land. Situated close by to numerous amenities that West Bridgford has to offer, from local shops, pubs and restaurants. Not to mention being a short drive from Central Avenue, being in the catchment area for well-regarded schools and having excellent transport links to the surrounding areas and into the City Centre. This property would be a great fit for growing families and professionals working from home alike.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen dining room and stairs to the first floor. The living room is a generous size and benefits from a large bay window to the front elevation, flooding the room with natural light, pieced together with a feature fireplace for those winter months. The kitchen dining room is the heart of the house and benefits from high-quality base and wall units and a breakfast bar, whilst housing integrated kitchen appliances such as an eye-level double oven, hob and extractor fan. The adjoining dining area has plenty of space for family and friends whilst leading into a cosy conservatory area, which in turn leads into the rear garden through French doors. Also off the kitchen is the utility area, which has further room for additional white goods, a downstairs WC and a versatile fourth bedroom, created from the garage conversion with Building Regulations completion certificate, currently arranged as a home office.











- *PROUDLY PRESENTED BY ROYSTON AND LUND*
- Three First Floor Bedrooms (Two Doubles) Plus Ground Floor Fourth Bedroom / Home Office
- Backing Onto Greenbelt Land
- Detached Family Home
- Family Bathroom And An Ensuite Shower Room
- Conservatory Overlooking The Rear Garden
- Ground Floor WC And Utility
- Close By To Numerous Amenities
- EPC Rating - D
- Freehold - Council Tax Band - D









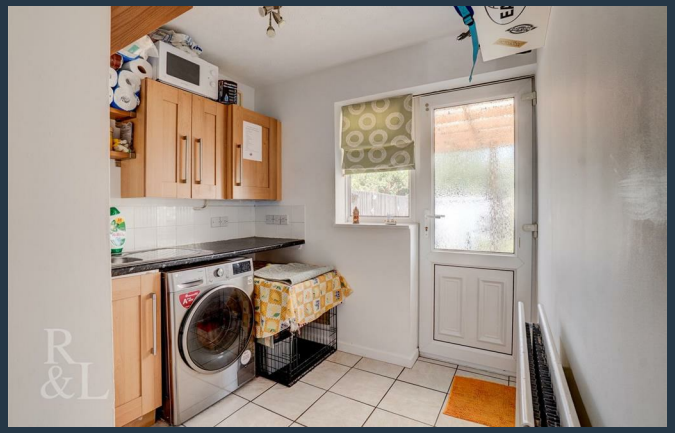




















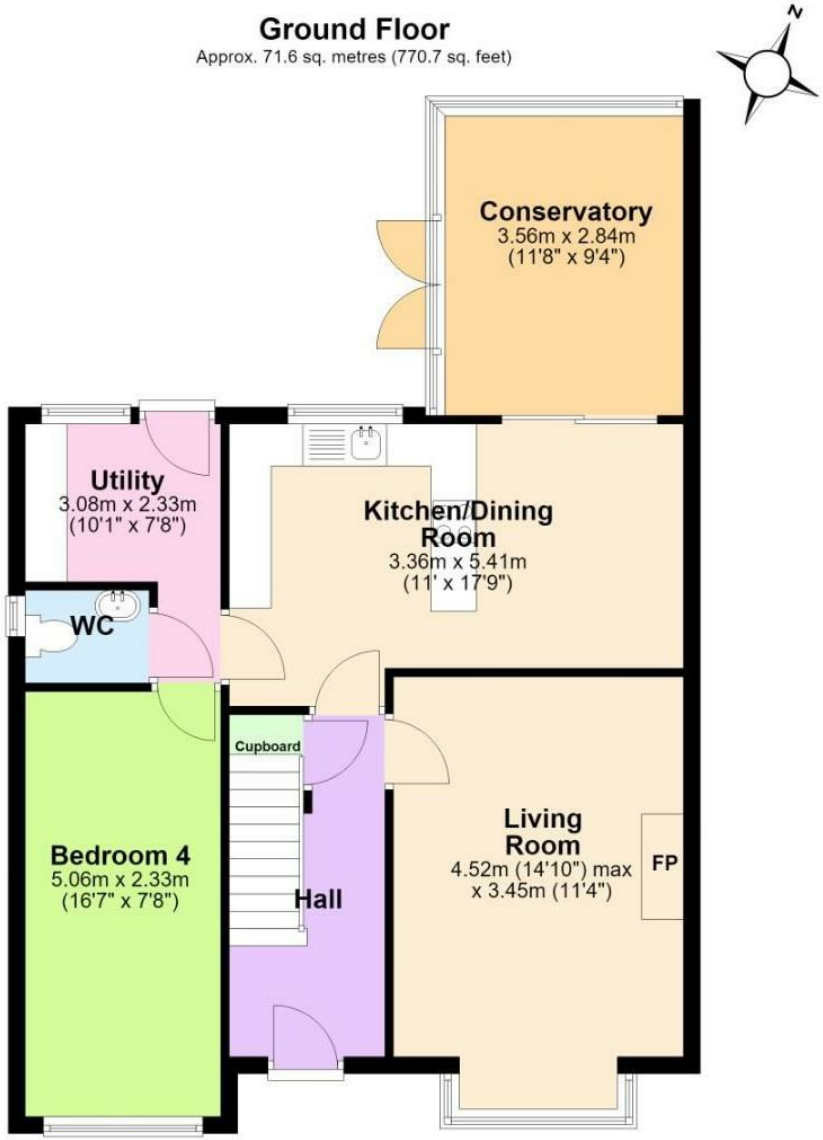
To the first floor, there are three well-proportioned bedrooms. The master bedroom benefits from its own mirrored sliding wardrobes and en-suite shower room. Bedroom two is a further double, and the third bedroom is a spacious single, ideal as a child's bedroom, nursery or study. All three bedrooms have access to a three-piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin.

Facing the property, there is ample off-street parking via a single driveway, with a lawn area to the right-hand side. To the rear, there is a well-presented garden with a patio area to start, providing the perfect space for outdoor seating and/or alfresco dining. A cottage-style archway leads onto some well-kept lawn space, which is enclosed by fenced borders.

The property also benefits from two useful loft storage areas. The first-floor loft is accessed via a ladder and provides walkable storage space with restricted head height, while further eaves storage is located above the fourth bedroom, offering additional space for general household items.

Ground Floor

Approx. 71.6 sq. metres (770.7 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 113.1 sq. metres (1217.5 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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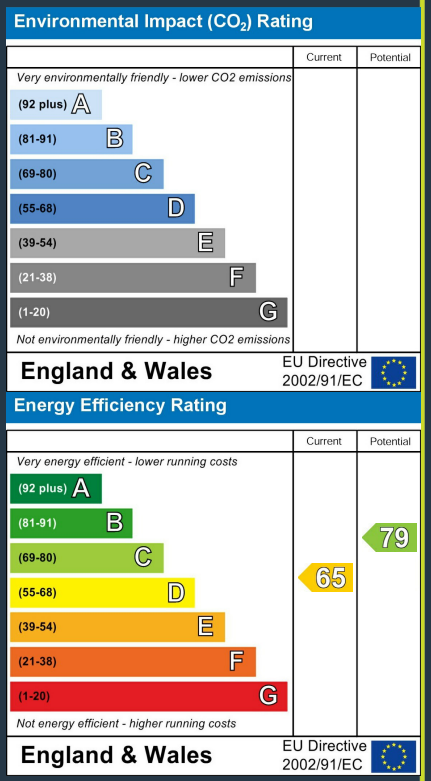
EPC



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