

26 Quayside Close

| NG2 3BP | Asking Price £395,000

ROYSTON & LUND

- Proudly Marketed By Royston & Lund
- Spacious Accomodation Across Three Floors
- Ample Off Street Parking
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- Versatile Four Bedroom Townhouse
- Ensuite And Family Bathroom
- Integrated Kitchen Appliances
- Excellent Transport Links
- Ground Floor WC





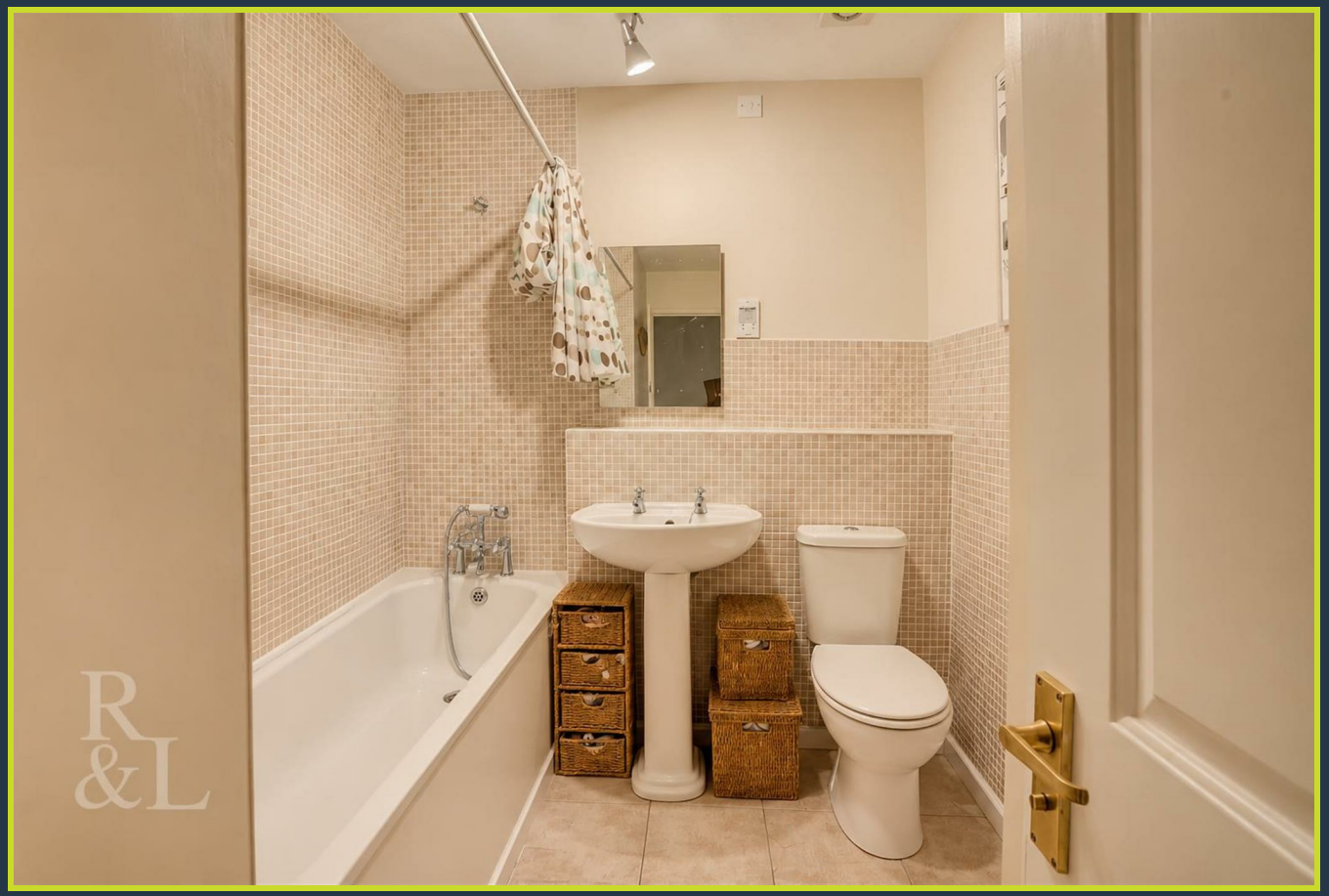












A stunning four-bedroom townhouse positioned on the highly desirable Quayside Close, boasting lovely views over the River Trent and Nottingham Canal. Situated on a quiet residential street, the property enjoys a fantastic location within easy reach of a wide range of local amenities, just a short walk from West Bridgford's Central Avenue and Nottingham Train Station. With major sporting venues on the doorstep, excellent transport links and an enviable riverside setting, this impressive property would be an ideal fit for a growing family.

Ground floor accommodation comprises a generously sized entrance hall providing access to a versatile study/fourth bedroom, a convenient downstairs WC, the garage and stairs to the first floor.

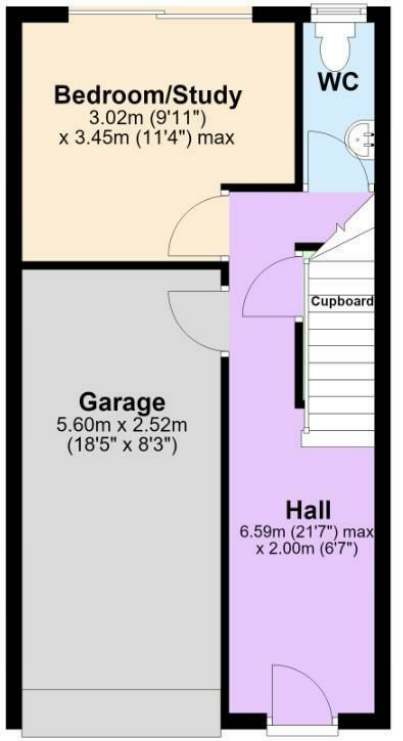
The first floor boasts a generously sized living room with double French doors leading to the balcony to the rear aspect, overlooking the River Trent and Nottingham Canal, creating a lovely space during the summer months for outdoor seating and alfresco dining. Off the living room is the kitchen diner, which boasts base and wall units housing integrated appliances, including an oven, hob and extractor hood, a stylish circular window, along with plenty of space for the family in the adjoining dining area.

To the second floor, there are three further bedrooms. The master bedroom benefits from built-in wardrobes and its own en-suite shower room. Bedroom two is a further double, and the third bedroom is an over-stairs single with a cupboard for storage. All bedrooms on the second floor have access to a separate three-piece bathroom suite consisting of a bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is ample off-street parking via a single driveway and a spacious single garage.

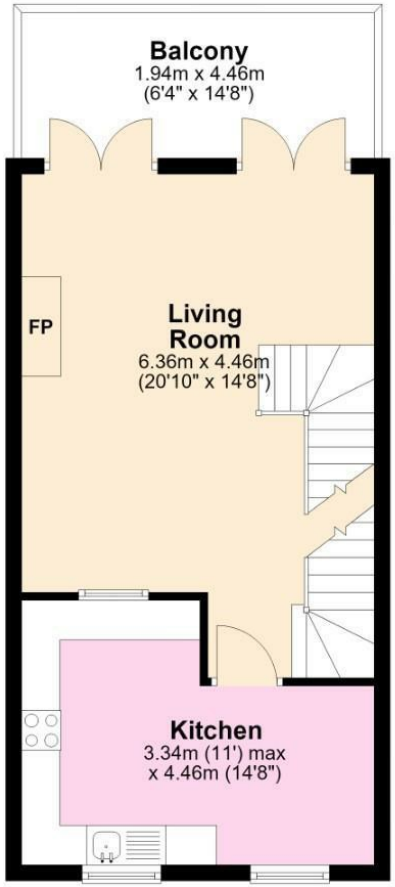
To the rear, there is a small courtyard garden, perfect for potted plants and family BBQs.

Ground Floor
Approx. 38.9 sq. metres (418.6 sq. feet)

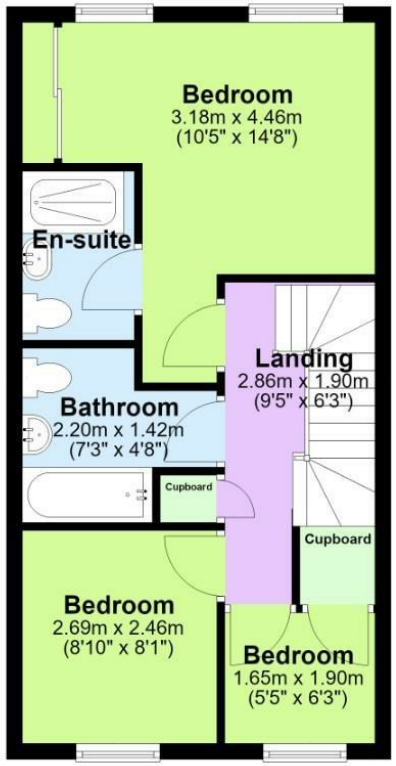




First Floor
Approx. 38.9 sq. metres (418.7 sq. feet)
(excluding Balcony)



Second Floor
Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 118.4 sq. metres (1274.2 sq. feet)

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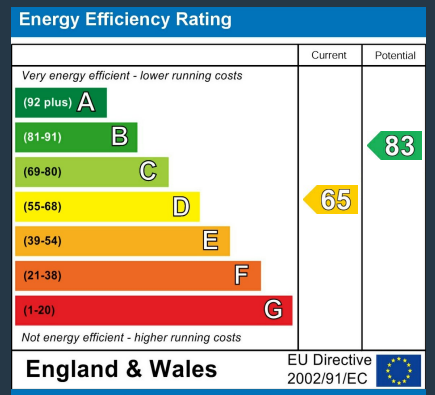

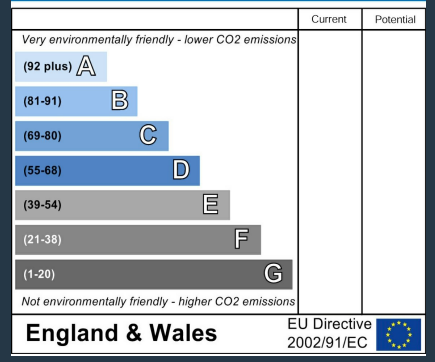

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