Superior Homes

Royston & Lund



37 Brookside Road

Ruddington | NG11 6AW

Price Guide £530,000 - £550,000



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EXTENSIVE PLOT WITH VERSATILE ACCOMMODATION UNIQUELY BENEFITTING FROM 4 GARAGES

IDEAL FOR HOUSING CAR COLLECTIONS OR RUNNING A HOME BUISINESS

Royston and Lund are delighted to bring to the market this stunning and completely renovated three-bedroom detached family home. Having remained within the current vendor's family since it was built nearly seventy years ago, the property has been lovingly maintained throughout its history. It has been extensively remodelled and upgraded over the years to an exceptional standard, boasting high-quality fixtures and fittings throughout while occupying a larger-than-average plot. This property would be the perfect fit for a growing family.

The ground floor accommodation comprises an entrance hallway with stairs leading to the first floor and access to the impressive open-plan living, dining, and kitchen area, which has been meticulously designed and finished with contemporary décor throughout. The living area features a large bay window to the front elevation, flooding the room with natural light and complemented by a stylish tiled feature wall. The dining area offers more than enough space for family and friends and flows seamlessly into the kitchen, which showcases high-quality base and wall units, along with a central island incorporating integrated appliances. These include eye-level double ovens, a hob with extractor hood, dishwasher, and fridge freezer.

Positioned to the rear of the property are full-width windows and French doors overlooking the garden and providing direct access outside. The ground floor is completed by a convenient downstairs WC.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom and bedroom two are both generous doubles, while bedroom three is a spacious over-stairs single room. All bedrooms are served by an immaculate four-piece family bathroom comprising a bath with shower overhead, separate shower enclosure, wash basin, and WC.









- *PROUDLY PRESENTED BY ROYSTON AND LUND*
- Three Bedroom Detached Family Home
- Opportunity To Own A One Of A Kind Property
- LARGE PLOT - nearly 1/5th of an acre
- Superb Design and Presented To A High Standard Throughout
- Open Plan Living
- Opportunity To Convert Garage Into A Granny Annex Or Run A Home Business
- Integrated Kitchen Appliances
- Ground Floor WC
- Viewing Highly Recommended





























To the front of the property, there is ample off-street parking provided by a double-width driveway, with gated access leading to a detached double garage.

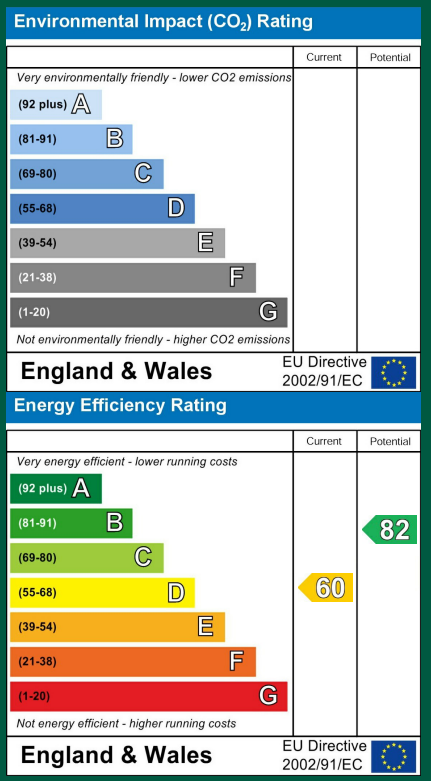
Occupying a generous corner plot, the rear garden is larger than average and features an extensive patio and driveway area, providing ample space for outdoor seating, entertaining, and additional off-street parking. A lawned garden area is positioned to the rear-left aspect of the plot, offering further outdoor space for families to enjoy.

One of the standout features of this property is the range of outbuildings and garages, which are currently utilised for storage. Subject to the necessary planning permissions, these spaces offer excellent potential for conversion into a self-contained annexe, separate dwelling, home office, or business premises. For example small businesses such as dog grooming, joinery, workshop, plumbing etc along with hardstanding parking for several vehicles and or a caravan. Previous planning permission has lapsed; however, it may be possible for this to be reinstated, subject to approval for the granny annexe for the front double garage.



Total area: approx. 223.4 sq. metres (2404.4 sq. feet)

EPC



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