Superior Homes

Royston & Lund

60 Manvers Road

West Bridgford | NG2 6DH

Offers Over £345,000

STUNNING TWO BEDROOM EXTENDED MID-TERRACE PROPERTY IN THE HEART OF WEST BRIDGFORD

With West Bridgford's Central Avenue just a five-minute walk away and boasting a truly stunning interior, including a beautiful extended open-plan kitchen/dining room. This property on Manvers Road would be the perfect versatile home for first-time buyers, a growing family or even those wanting to downsize.

The current vendors have undertaken extensive work to make this home stand out from the rest. The ground floor accommodation comprises an entrance hall which leads into the living room and furthermore into the open-plan kitchen/dining room. The living room is a generous size and benefits from a square bay window to the front elevation, flooding the room with natural light, pieced together with a cosy electric log burner for the winter months.

High-quality fixtures and fittings, a premium kitchen island and top-of-the-range base and wall units housing integrated appliances, including an eye-level double oven, modern touchscreen induction cooktop and extractor fan, built-in dishwasher and washer dryer, all set to a really high standard. Triple skylights and bi-fold doors to the rear aspect flood the space with natural light whilst creating a seamless connection to the rear garden. The ground floor is completed with a downstairs WC. Another standout feature of this property is the underfloor heating throughout the kitchen and WC for comfort and efficiency.

- Stunning Two Bedroom Property
- Open Plan Ground Floor
- Premium Fixtures And Fittings
- High End Integrated Appliances
- Beautiful Interior Design
- Ground Floor WC
- Modern Four Piece Suite Bathroom
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- Extensively Boarded Loft Providing Sufficient Storage Space With Expanded Access Hatch

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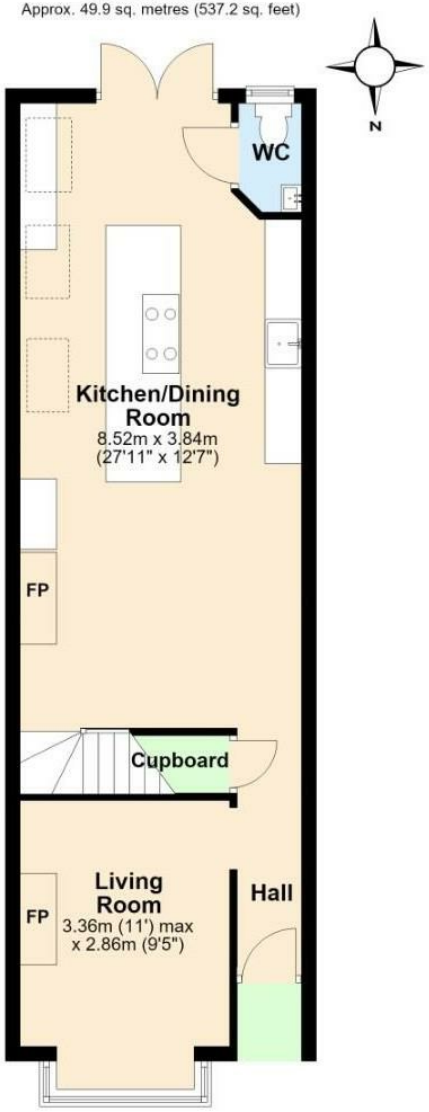
The stairs to the first floor have also been recently improved with deeper treads and reduced inclination for enhanced safety and ease. There are two well-proportioned double bedrooms which share a modern tiled four-piece suite bathroom consisting of a separate bath and shower, along with a wash basin and WC.

Facing the property, there is on-street parking, whilst to the rear there is a beautiful, low-maintenance courtyard-style garden providing an ample patio area with space for summer seating and/or alfresco dining. The rear garden is enclosed by fenced boundaries.

Ground Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)

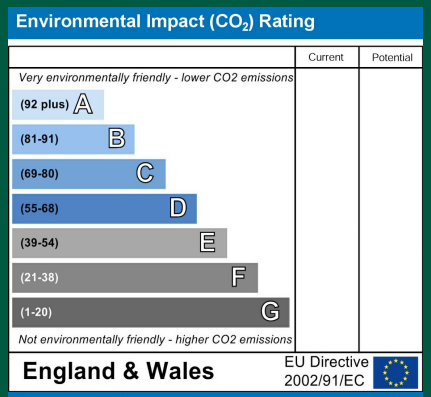
Total area: approx. 87.7 sq. metres (943.7 sq. feet)

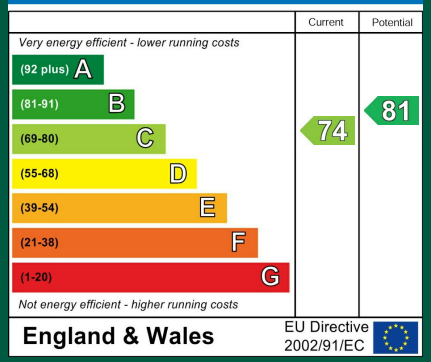
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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