

SUPERIOR HOMES

ROYSTON & LUND



1 Hampton Road

West Bridgford | NG2 7AJ

£475,000

STUNNING FAMILY HOME

Located in central West Bridgford is this immaculately presented three bedroom detached property, which is situated close to numerous amenities, being a short drive from Central Avenue, where there are restaurants, bars and local shops. Not to mention being in the catchment area for well-regarded schools and having excellent transport and bus route links to the surrounding villages and into the City Centre.

Ground floor accommodation comprises an initial porch upon entry that leads into the main hallway, which grants access to the main reception room, L-shaped kitchen/dining room, separate utility and stairs to the first floor. The living room is ample in size and benefits from a front aspect bay window that floods the room with natural light, pieced together with a feature log burner for those winter months.

The heart of the home is undoubtedly the L-shaped snug/kitchen dining room. Boasting beautiful parquet-style flooring in the snug, a further log burner to the right-hand side, which opens out into the dining area with more than enough room for the family, whilst granting access to the rear garden through French doors. The wraparound kitchen shows high-quality base and wall units with quartz worktops that house integrated kitchen appliances such as an oven, hob and extractor, built-in fridge freezer and dishwasher, with plenty of room for storage. The ground floor is completed with a useful utility area that has plenty of space for additional white goods. Positioned off the back of the utility is a tiled ground floor shower room.

To the first floor there are three well-proportioned bedrooms. The main bedroom and bedroom two are both doubles with built-in wardrobes. The third bedroom is a spacious over-stair single. All bedrooms share a modern tiled three-piece shower room consisting of a walk-in shower, along with a wash basin and WC.





- Semi Detached Family Home
- Beautifully Presented
- Integrated Kitchen Appliances
- Seperate Games Room
- Ground Floor Utility And Shower Room
- Two Feautre Log Burners
- Well Presented Low Maintenance Garden
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D // Freehold - Council Tax Band - C









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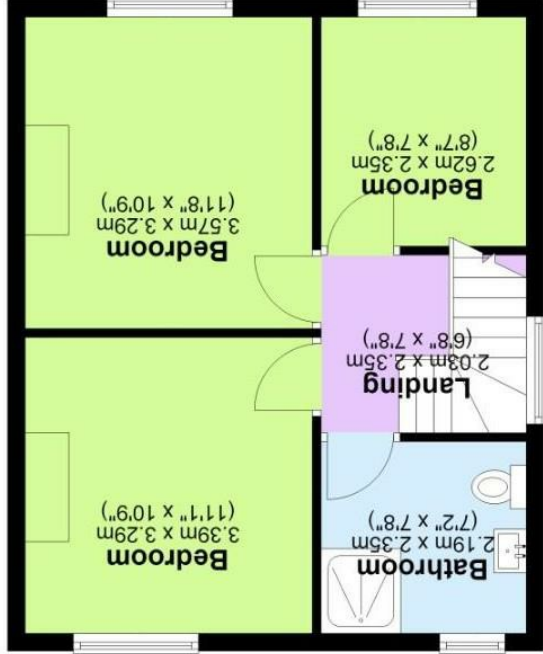
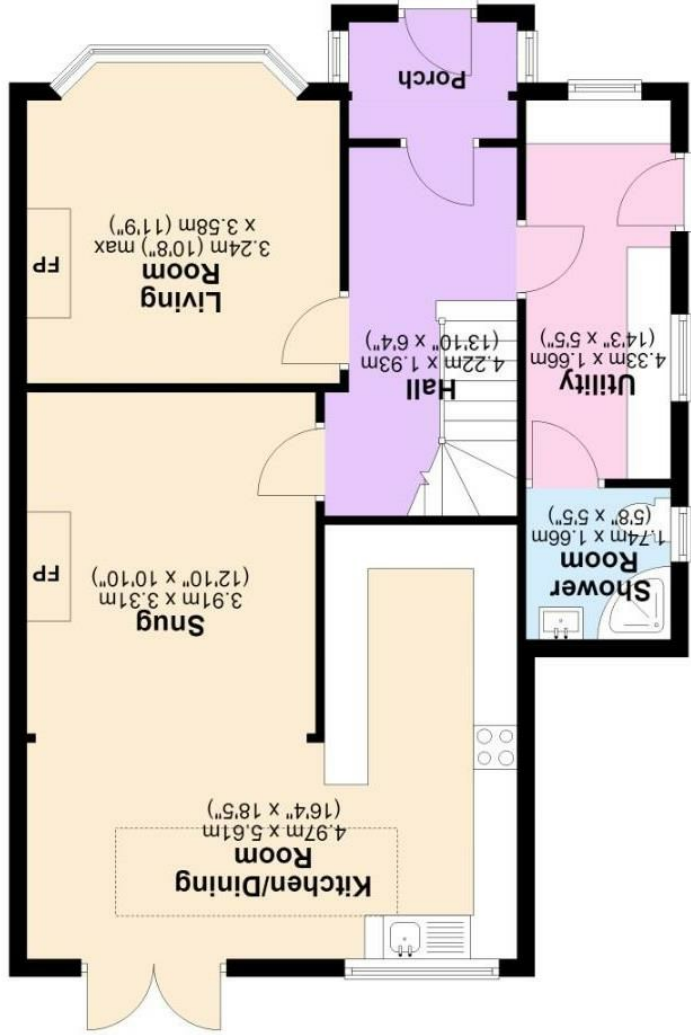


Facing the property, there is on-street parking on Hampton and South Road. To the rear, there is a stunning low-maintenance courtyard-style garden with planters, potted plants and dedicated seating areas, providing space for summer seating and/or alfresco dining. The rear garden also features a converted games room, which can be used at the buyer's discretion.



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.

Total area: approx. 108.5 sq. metres (1168.1 sq. feet)



Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	Potential	Very energy efficient - lower running costs	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	Current	Not energy efficient - higher running costs	Current
55		78	

