

202 Eltham Road

West Bridgford | NG2 5JU | £475,000

ROYSTON & LUND

- Four Bedroom Semi Detached Family Home
- Walking Distance To Central Avenue
- Open Plan Kitchen Dining Room
- Excellent Transport Links
- EPC Rating - C
- Double Driveway
- Family Bathroom And Ensuite Shower Room
- Spacious Rear garden
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C

















****NO UPWARD CHAIN****
A well-positioned four-bedroom semi-detached family home in West Bridgford with a south-facing garden and off-street parking. The property would be ideally suited to a growing family. Situated within easy reach of Central Avenue, where you can find a host of local amenities including shops, restaurants, bars and cafés, whilst also being within the catchment area for well-regarded schools.

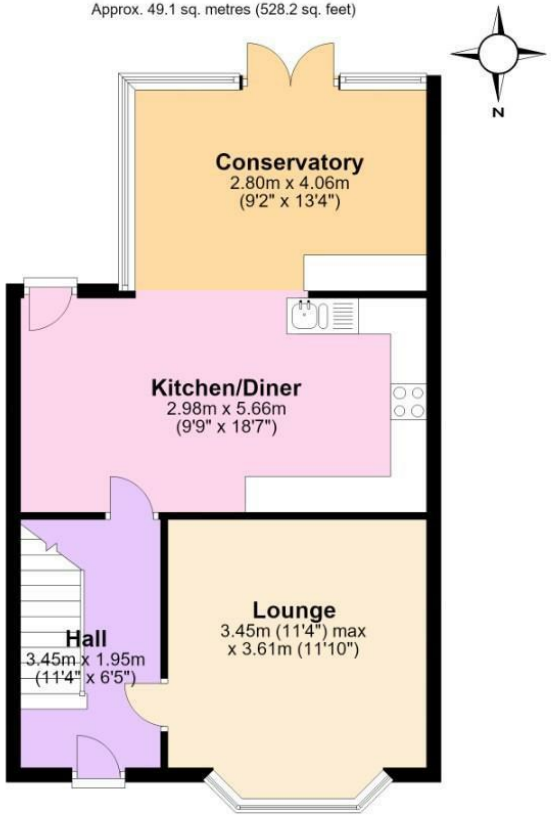
Entering into the hallway, there is access to the lounge, dining area and stairs to the first floor. The lounge benefits from a bay window to the front, while the kitchen/diner has been opened up into the conservatory at the rear to create an open-plan living area. High-quality base and wall units are on offer, along with a range of built-in appliances such as an extractor hood and dishwasher, with plenty of space for further freestanding white goods. The conservatory area features French doors that grant access to the rear garden.

To the first floor, there are two double bedrooms and one single bedroom, all of which share a modern fitted bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

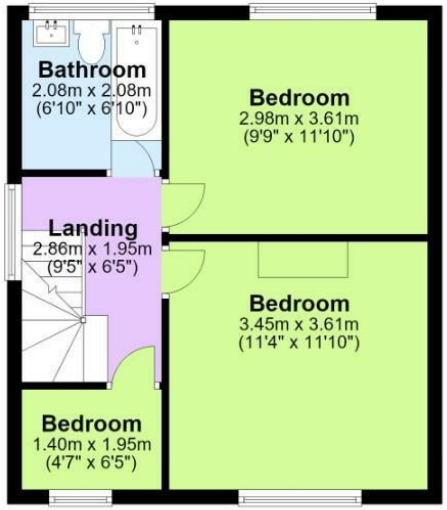
Finally, to the second floor is a further double bedroom with built-in storage and dual-aspect skylights, along with a three-piece shower room.

Facing the property, there is ample off-street parking via a double driveway. To the rear is a spacious, well-maintained garden with a decking area immediately accessed from the French doors, providing an ideal space for summer seating and/or alfresco dining. A pathway to the left-hand side leads towards the rear of the garden, where there is a further seating area and storage shed.

Ground Floor
Approx. 49.1 sq. metres (528.2 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.9 sq. feet)



Second Floor
Approx. 19.5 sq. metres (210.3 sq. feet)



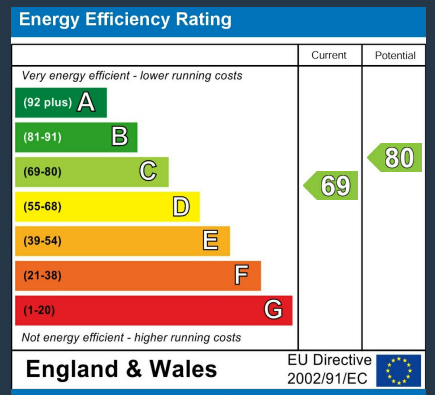
Total area: approx. 105.9 sq. metres (1139.5 sq. feet)

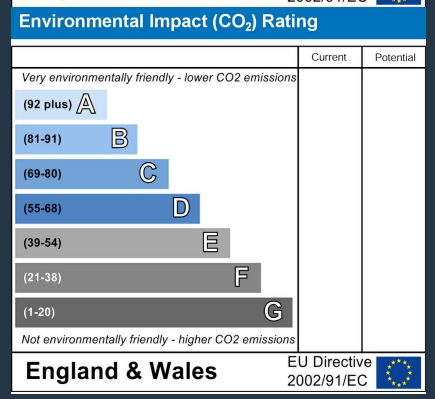






EPC





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