Superior Homes

Royston & Lund



160 Radcliffe Road

West Bridgford | NG2 5HF

Asking Price £498,333



A well appointed and beautifully presented four bedroom double fronted detached property located on Radcliffe road in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue where there are local shops, restaurants and independent cafes. Not to mention being within walking distance to major sporting venues and having excellent transport links into the City Centre. Sitting within the catchment area for well regarded schools this property would be a great fit for a growing family.

Ground floor accommodation comprises of a porch and entrance hall that leads into the main reception rooms, kitchen and downstairs family bathroom. The lounge is positioned to the right aspect and boasts a large bay window flooding the room with natural light and benefiting from a stylish fireplace. The dining room is a generous size and has more than enough room to accommodate friends and family, which in turn leads into conservatory granting access to the rear garden through French doors. The living room sits to the left aspect of the property and benefits from a large square bay window along with a further fireplace and the kitchen showcases integrated appliances such as a built in oven, hob and extractor fan with more than enough room to add freestanding appliances. The ground floor further benefits from a downstairs three piece family bathroom and under stair storage.

To the first floor there are four well proportioned bedrooms. The principle bedroom having built in wardrobes and a five piece jack and jill bathroom shared with the landing. Bedrooms two and three are further doubles and bedroom four is spacious single. All four bedrooms have access to a further three piece suite bathroom.







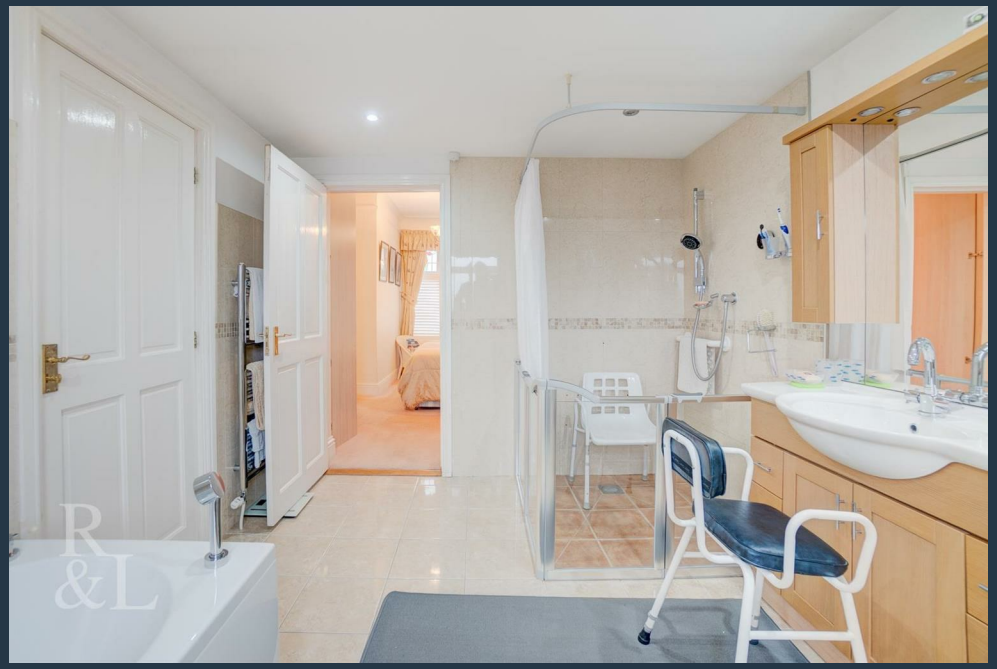


- Proudly Marketed By Royston & Lund
- Three Well Proportioned Reception Rooms
- Kitchen Dining Room
- Downstairs Three Piece Bathroom
- Conservatory Leading To The Rear Garden
- Jack And Jill Four Piece Suite Bathroom
- Built In Wardrobes In Bedrooms
- Ample Off Street Parking Via a Double Driveway
- Separate Bricked Storage Shed To The Rear Garden
- EPC Rating - TBC - Freehold - Council Tax Band - E







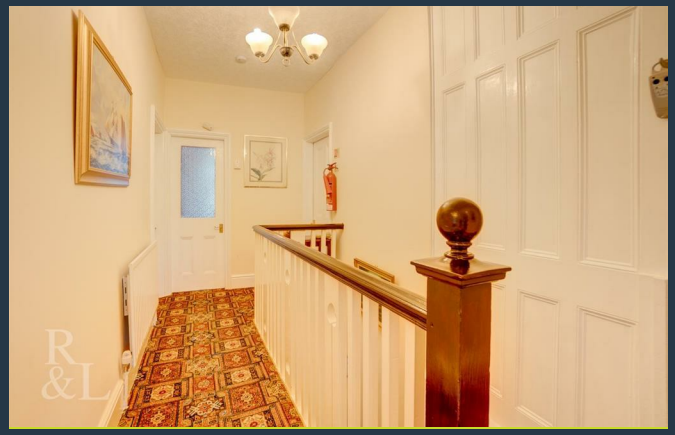


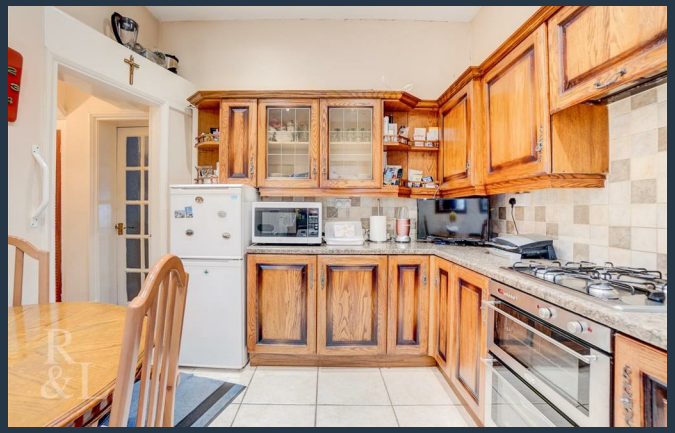






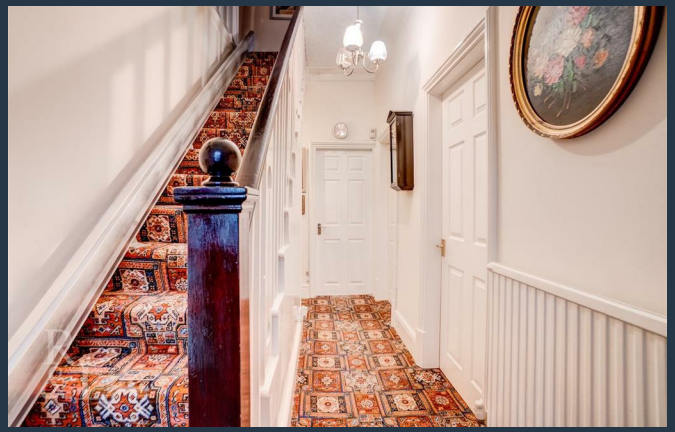






Facing the property there is ample off street parking via a double driveway. To the rear there is a patio area to start off from the conservatory and back door to the kitchen. A lawn area which is aligned with pathway and flower beds and a convenient bricked outhouse which can be used as storage shed.



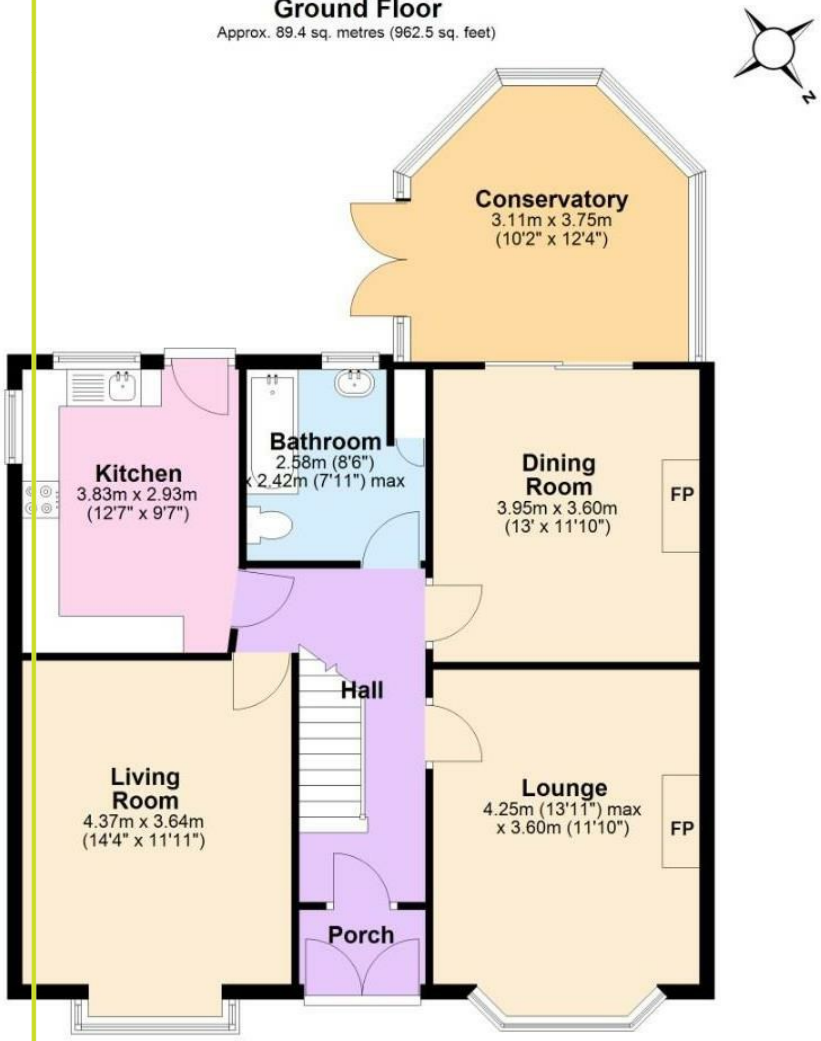






Ground Floor

Approx. 89.4 sq. metres (962.5 sq. feet)



First Floor

Approx. 76.2 sq. metres (820.1 sq. feet)



Total area: approx. 165.6 sq. metres (1782.5 sq. feet)

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.

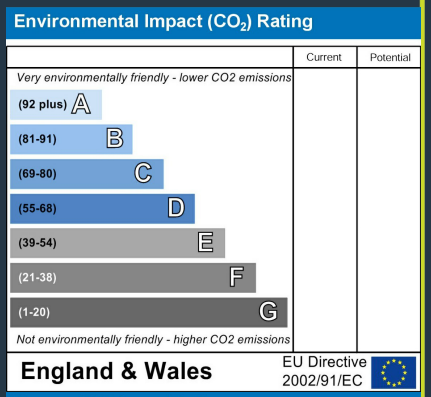
Tel: 0115 981 1888

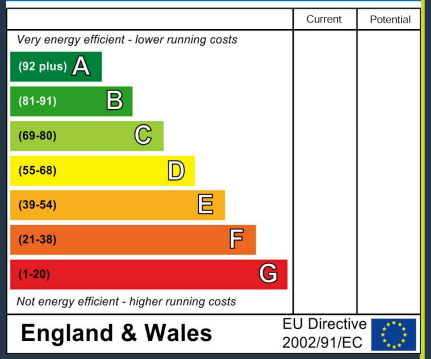
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





ROYSTON & LUND