

# SUPERIOR HOMES

## ROYSTON & LUND





# 79 Chaworth Road

West Bridgford | NG2 7AE

Guide Price £595,000

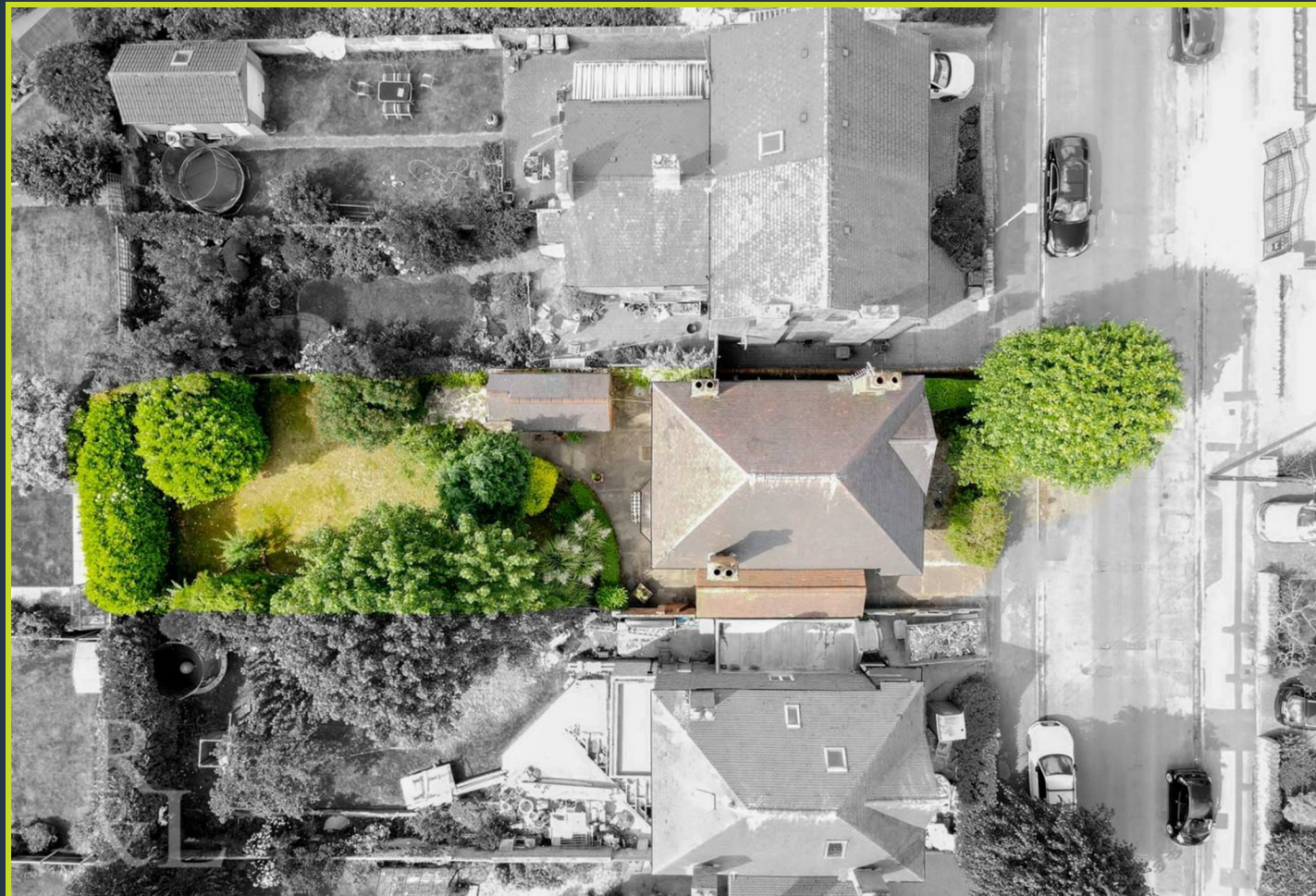
**\*\*GUIDE PRICE £595,000 - £635,000\*\***

Royston and Lund are delighted to bring to the market this four bedroom detached property located in West Bridgford. Situated close by to numerous amenities being a short distance from Central Avenue where there is an abundance of local shops, pubs and restaurants, not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property would be a perfect fit for a growing family.

Interior accommodation comprises of an original stained glass entrance door leading to large beautiful period tiled hallway which leads into the original wooden floored reception rooms with stunning bay windows and traditional fireplaces. The Kitchen is a generous size with integrated appliances such as an oven hob and washing machine with more than enough room to add your own freestanding appliances, the kitchen leads itself to an ample size pantry and a rear door leading to the garden.

To the first floor landing there are four well proportioned double bedrooms all with original wooden floors. The master bedroom and bedrooms two and three each have beautiful original iron fireplaces. There is a bathroom with original bath and wash hand basin, shower mixer taps and a separate w.c.

Facing the property there is a double tandem brick garage, due to its very generous proportions offers potential for conversion to additional living spaces, office, gym. To the rear of the property there is a lovely patio area which leads down to a lawn with mature shrubbery and flower beds. Three traditional brick built outhouses can be found to the right aspect of patio, comprising of a coal store shed, wash house and separate toilet.







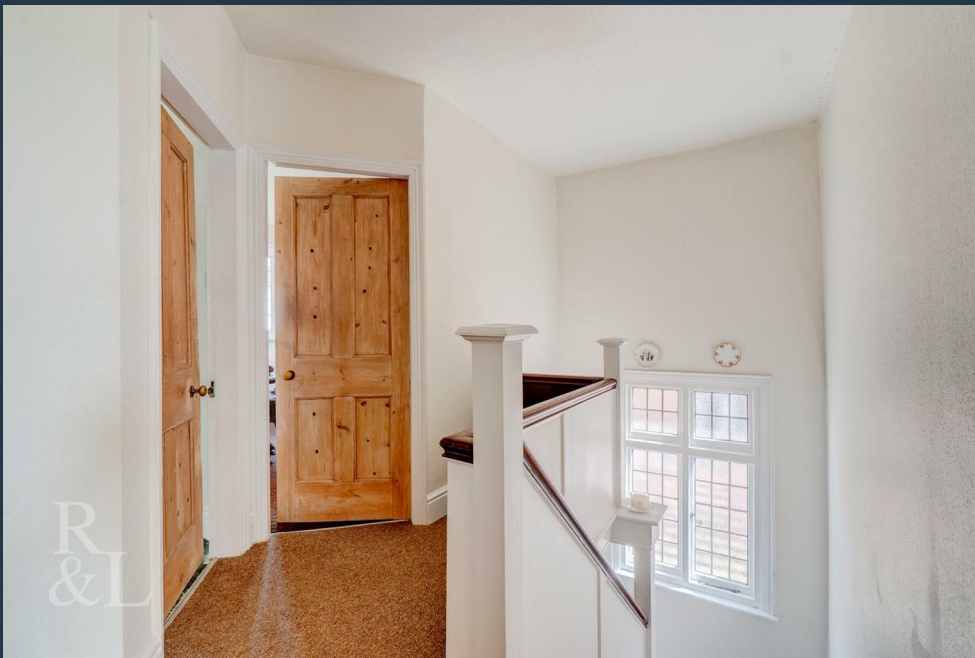
- **\*\*GUIDE PRICE £595,000 - £635,000\*\***
- Four Double Bedrooms
- Stunning Original Features
- Ample Off Street Parking
- Close By To Numerous Amenities
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- Versatile Living Spaces
- EPC Rating - D
- Freehold - Council Tax Band - E





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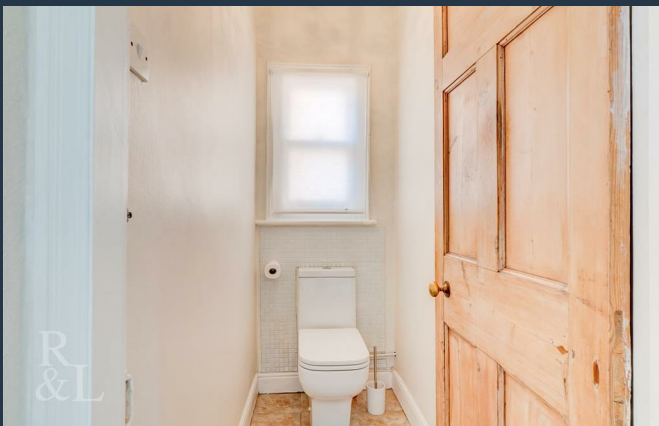
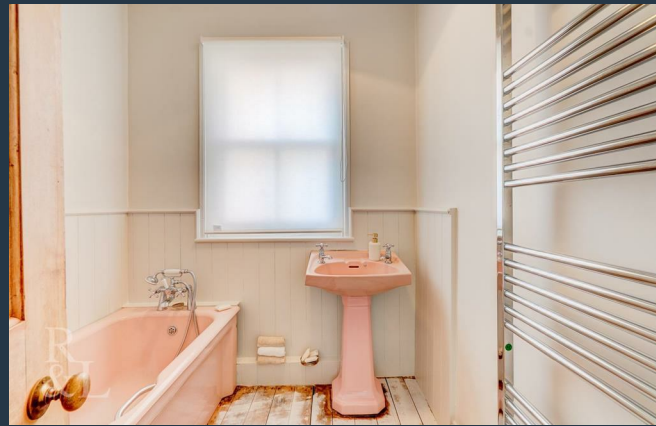






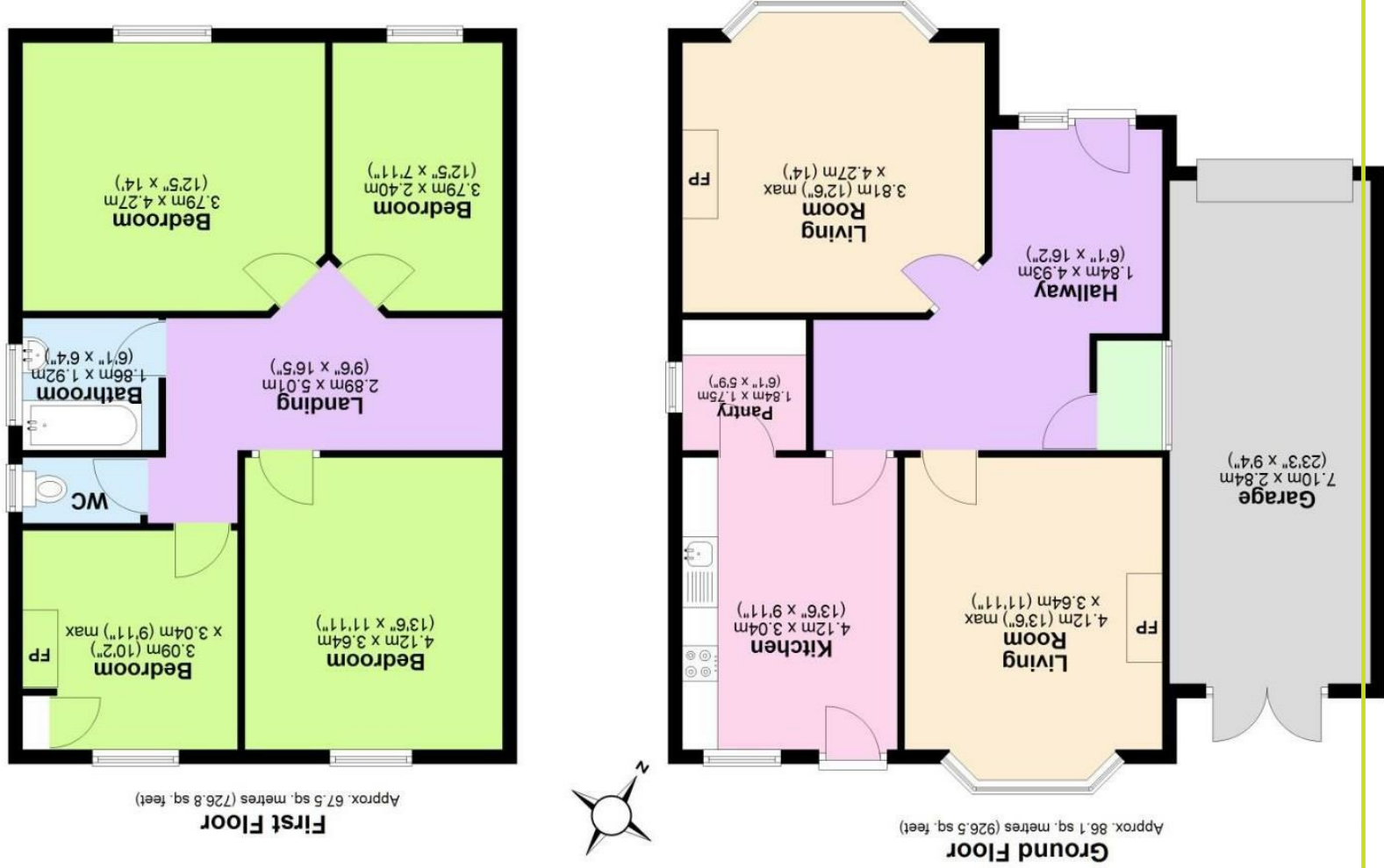






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Total area: approx. 153.6 sq. metres (1653.3 sq. feet)



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		
Potential		
62		
86		

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
G		
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Very environmentally friendly - lower CO <sub>2</sub> emissions		
Current		
Potential		

EPC



PROTECTED

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