



39A Burleigh Road

West Bridgford | NG2 6FP | Guide Price £575,000

ROYSTON
& LUND

- Four Well Proportioned Bedrooms
- Modern Fitted Kitchen Island And Integrated Appliances
- Generous Size Corner Plot Property
- Close By To Numerous Amenities
- EPC Rating - E
- Spacious Reception Rooms
- Downstairs WC
- Ample Off Street Parking And Double Garage
- Excellent Transport Links
- Freehold - Council Tax Band - D





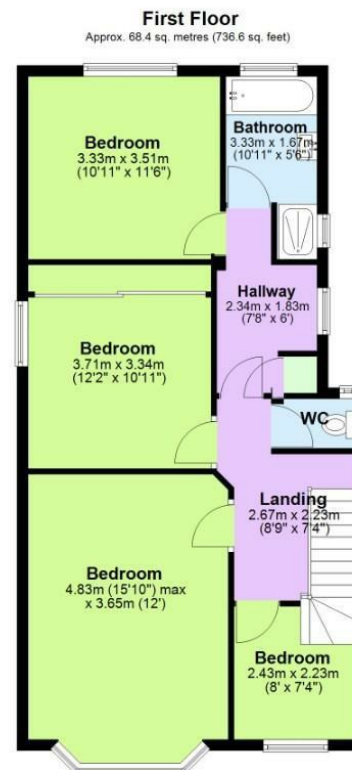
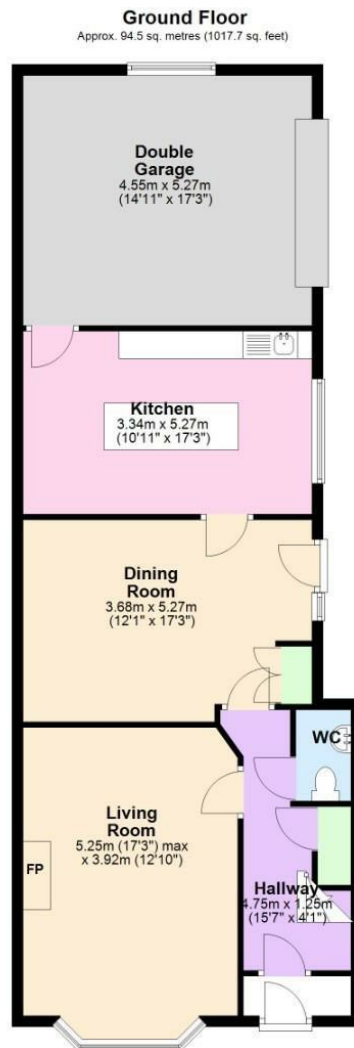
A SPACIOUS FOUR BEDROOM DETACHED CORNER PLOT family home located on the sought after Burleigh Road in West Bridgford. Situated within walking distance to Central Avenue where there are numerous amenities such as local shops and delis along with bars and restaurants. Not to mention being in the catchment area of well regarded schools and having excellent transport links into the City Centre and the surrounding villages. This property would be a great fit for a growing family.

Ground floor accommodation upon entry comprises of an entrance hallway which grants access to the two reception rooms and stairs to the first floor. The living room is a great size with a front aspect bay window flooding the room with natural light pieced together with a gas fireplace. The second reception room/dining room is a generous size with storage space and side access to the right aspect of the property. Moving through the dining room you come into the high quality fitted kitchen with breakfast island. Integrated appliances such as eye level oven, hob and extractor fan with plenty of room to add further freestanding appliances complete this space. Situated to the rear aspect of the property there is a double garage with ample space to fit multiple cars.

To the first floor there are four well proportioned bedrooms, the main bedroom and bedrooms two and three are both doubles with bedroom two having built in wardrobes. Bedroom four is an overtair single. All four bedrooms share a four piece suite bathroom consisting of a separate bath and shower along with a wash basin and a separate toilet.

Facing the property there is stoned front garden with a pathway leading to the front door. To the side aspect of the property there is a lengthy garden space with ample off-street parking and lawn space which is enclosed by fenced borders.





Total area: approx. 163.0 sq. metres (1754.2 sq. feet)



EPC

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

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