

# SUPERIOR HOMES

## ROYSTON & LUND





# 31 Hampton Road

West Bridgford | NG2 7AJ

Guide Price £600,000

**\*\*GUIDE PRICE £600,000 - £625,000\*\***

Located In Central West Bridgford is this Immaculately presented three bedroom detached property which is situated close by 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 into the surrounding villages and into the City Centre.

Ground floor accommodation upon entry grants you access to the main reception rooms and stairs to the first floor. The living room is ample in size with a large front aspect bay window flooding the room with natural light. Off the living room through bifold doors you come into the dining room/kitchen which has been knocked through creating a seamless open plan feel, with French doors leading to the rear garden and back door off the kitchen. The kitchen area has integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. Off from the kitchen there is an utility area with plumbing and sockets for additional white goods. The ground floor is completed by with interior access to the integral garage.

To the first floor there is large landing area and three well proportioned double bedrooms. The principle bedroom having access to its own ensuite shower room. The remaining bedrooms share a four piece suite tiled bathroom consisting of a separate bath and shower with a wash basin and WC. The spacious L-shaped bedroom space is versatile as it can be split into two bedrooms, making this a potential 4 bedroom home.

Facing the property there is a single driveway leading up to a single garage. To the rear of the property there is a low maintenance garden with a decking area to start providing summer seating leading onto a lush lawn with stoned bedding to the right hand side and a further seating area to the rear. The rear garden is enclosed by bricked and fenced borders.







- **\*\*GUIDE PRICE £600,000 - £625,000\*\***
- Open Plan Dining And Kitchen Area
- Ensuite Shower Room And Four Piece Family Bathroom
- Low Maintenance Rear Garden
- High Quality Fixtures And Fittings And Integrated Kitchen Appliances
- Off Street Parking And Single Garage
- Close By To Numerous Amenities
- Catchment Area To Well Regarded Schools
- EPC Rating - C
- Freehold - Council Tax Band - D





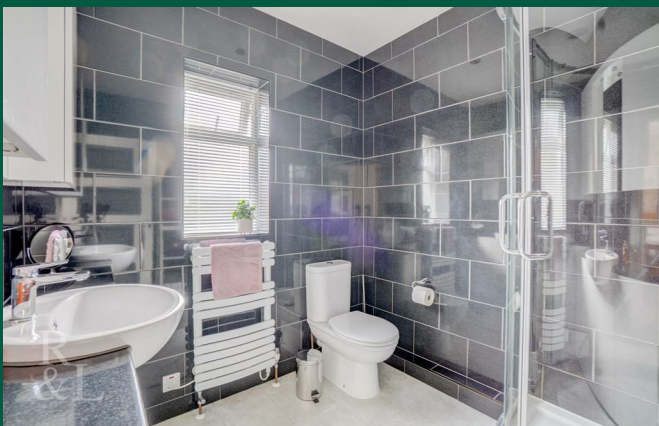












Situated on Hampton Road within walking distance of West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket.

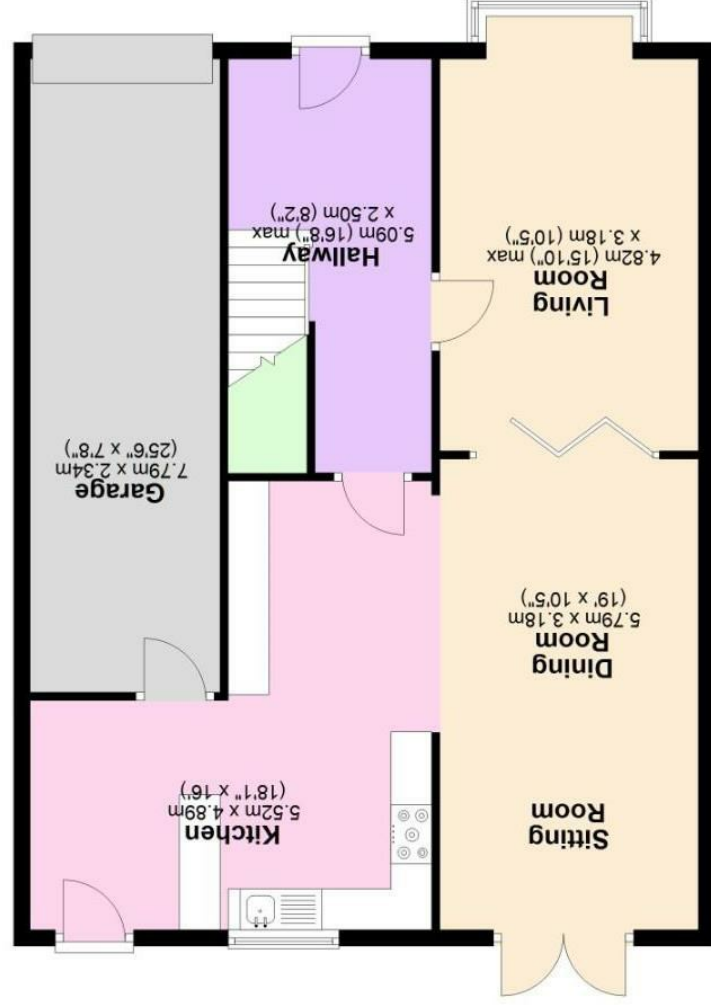


Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles.

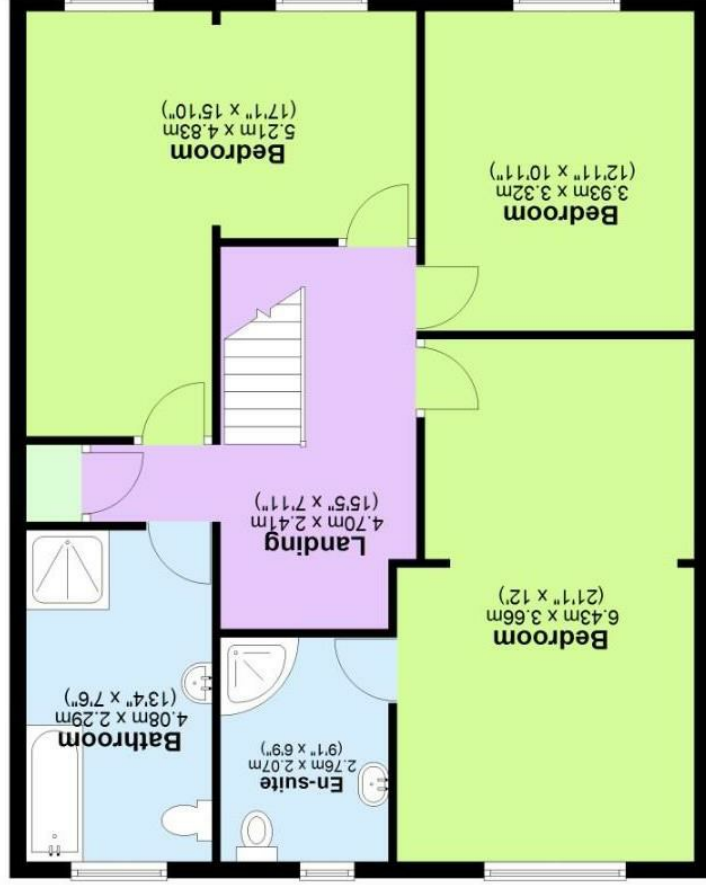
West Bridgford lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.



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.



Ground Floor  
Approx. 88.4 sq. metres (951.5 sq. feet)



First Floor  
Approx. 85.9 sq. metres (924.3 sq. feet)

Total area: approx. 174.3 sq. metres (1875.8 sq. feet)

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	
69	79	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Current	Potential	

EPC



PROTECTED

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