

# SUPERIOR HOMES

# ROYSTON & LUND





# 115 Selby Road

West Bridgford | NG2 7BB

Guide Price £1,450,000 - 1,550,000

**\*\*GUIDE PRICE £1,450,000 - £1,550,000\*\***

Royston and Lund are delighted to bring to the market this stunning 1930's Arthur Goodchild built six-bedroom detached family home on one of West Bridgford's most sought after roads within the catchment area of highly regarded schools. This property has a fantastic blend of period features and provides modern contemporary living creating versatility across all floors. Original Goodchild features include a Minton tiled entrance porch, plate racks and beams, as well as beautifully crafted brickwork.

Starting with the spacious entrance hall with oak parquet flooring on the ground floor, as you enter you are greeted with a light and airy space with exposed beams and plate racks granting you access to the main reception rooms and the grand staircase leading to the first floor. The living room is a generous size with a large front aspect bay with floor to ceiling French doors and windows flooding the room with natural light, pieced together with a period-style gas fireplace. Leading off the entrance hall you enter the heart of the family home. A stunning open plan kitchen family room fully tiled in Greek marble with all high-quality fixtures and fittings. A bespoke kitchen incorporates Tanzanian granite worktops, high quality integrated appliances such as an eye-level oven, twin combi microwave ovens and warming drawer, plus a five-zone induction hob and extractor fan to the generous-sized kitchen island. Additionally, there is a built-in dishwasher, integrated fridge-freezer and a freestanding American style fridge freezer. There is a seating area that is perfect for those family gatherings. A separate boiler-room and utility room are off the kitchen, where there is a sink and room for both a washing machine and tumble dryer. In addition, the kitchen dining area leads out to the rear garden via full width bi-folding doors to the rear elevation with triple skylights, creating a seamless connection to the outside.







- \*\*GUIDE PRICE £1,450,000 - £1,550,000\*\*
- SIX Bedroom Detached Family Home
- Period Features And Versatile Contemporary Living
- Open Plan Kitchen Family Room With Full Width Bifolds
- IMMACULATELY Presented With High Quality Fixtures And Fittings
- Ample Off Street Parking With Tandem Garage And EV Charging Point
- Close By To Numerous Amenities Being A Short Drive From Central Avenue
- Excellent Transport Links And In The Catchment Area For Well Regarded Schools
- 1930's Arthur Goodchild Build
- EPC Rating - C Freehold - Council Tax Band - F



















The ground floor also features a double bedroom with an en suite which is perfect for visitors. A WC cloakroom completes the ground floor.

The first-floor landing has a beautiful square-bay window through which light floods into the large hall leading into four well-proportioned double bedrooms.

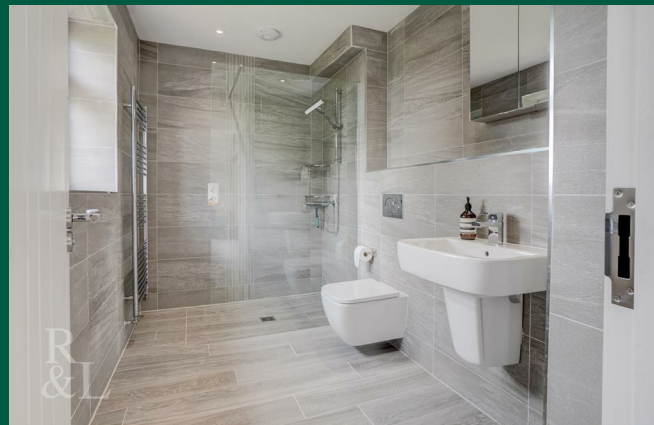
Starting with the spacious principal bedroom that has a front aspect bay window. This leads you to a separate walk-in dressing room with a double skylight and full width built-in wardrobe with glazed sliding doors. You will then find a large fully tiled bathroom with a double vanity, WC and walk-in shower.

The second double bedroom that overlooks the rear garden also has a fully tiled ensuite shower room with a walk-in shower, wash basin and WC. The two remaining bedrooms have access to a separate four-piece suite fully tiled family bathroom with a bath and shower along with a wash basin vanity and WC.

There is a second landing which provides storage space and grants access to a second-floor loft room which can be used as a sixth bedroom, games room or study with a skylight flooding the room with natural light and storage space in the eaves.

Facing the property, the house is set back from the road with a sweeping driveway leading to the front entrance within a covered porch and more than enough space for several cars. The single tandem garage runs the length of the house allowing more space for off-street parking and garden storage. The front garden is a great size with a mature tree line and shrubbery providing privacy.

To the rear of the property there is a spacious but low maintenance garden with a landscaped patio with BBQ and outdoor dining area as you step out of the kitchen family room through the bi-folding doors. The patio leads onto the lawn which guides you to a further corner outdoor seating area situated in an enclosed green space ideal for entertaining family and friends during those summer BBQ months. The back of the garden is positioned high above the green line walkway providing an open aspect and privacy to the rear of the house.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	77
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
69	77
Environmental Impact (CO <sub>2</sub> ) Rating	

EPC

