

# SUPERIOR HOMES

## ROYSTON & LUND





# 6 Court Gardens

West Bridgford | NG2 7SN

Guide Price £475,000

**\*\*GUIDE PRICE £475,000 - £485,000\*\***

A gloriously extended three bedroom detached property located in Compton Acres. Immaculately presented throughout with high quality fixtures and fittings and being in the catchment area for well regarded schools making this a perfect family home. The planning permission included a TWO STOREY SIDE EXTENSION to create further ground floor accommodation and a principal bedroom with en-suite to the first floor which is still valid.

Ground floor accommodation comprises of the kitchen upon entry which boasts of integrated appliances such as an oven hob and extractor fan, eye level microwave, built in dishwasher a fridge and freezer. Moving through the kitchen you come into the stunning living family room that has been beautifully extended with large rear aspect windows flooding the space with natural light including bi folding doors granting access to the rear garden. The family room additionally has a dining area to accommodate guests and a stylish fireplace making this space the heart of the home.

To the first floor there are three well proportioned bedrooms. The principle bedroom being a ample size double and having the benefit of a beautiful ensuite shower room. The remaining bedrooms are further doubles and have access to a three piece family bathroom consisting of a bath with shower overhead, along with a wash basin and WC.

Facing the property there is ample off street parking via double driveway leading upto a single integral garage which can be accessed from the kitchen. To the rear of the property there is a stunning garden with lush lawn and patio areas creating summer seating and plenty of space to accommodate family and friends. The rear garden is enclosed by fenced borders and aligned with evening lighting along with trees making you not overlooked.







- **\*\*GUIDE PRICE £475,000 - £485,000\*\***
- Gloriously Extended And Immaculately Presented
- Ample Of Street Parking Via a Double Driveway And Single Garage
- Bi fold Doors To The Rear Garden
- Well Equipped Kitchen With Integrated Appliances
- Ensuite Shower Room And Family Bathroom
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- EPC Rating - TBC
- Freehold - Council Tax Band - D











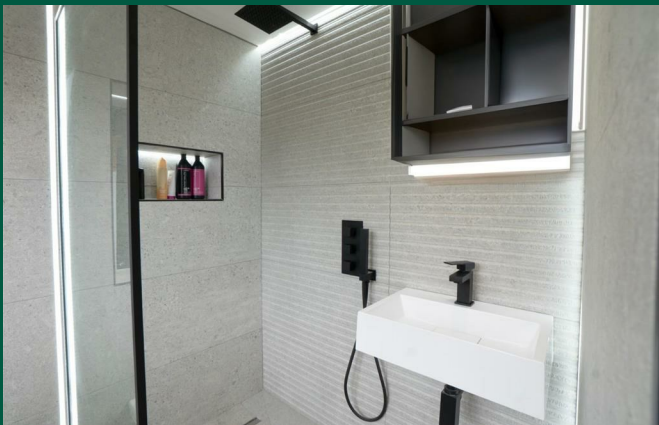








The amenities nearby include easy access to brilliant tram links, Compton Acres shopping precinct and well-regarded schools. West Bridgford is a vibrant town located in Nottinghamshire, known for its charming atmosphere, green spaces, and thriving community. Situated on the south bank of the River Trent, it boasts a rich history dating back to medieval times.

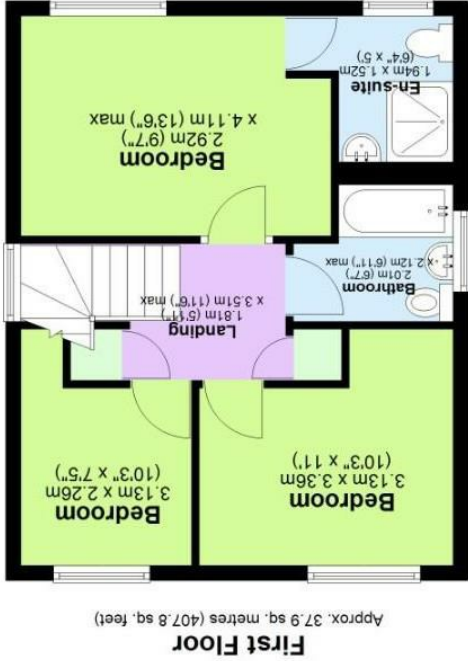


Today, West Bridgford is celebrated for its lively streets lined with independent shops, cafes, and restaurants, offering a diverse culinary scene. The town is also home to several notable landmarks, including Trent Bridge cricket ground, renowned for hosting international matches, and the historic West Bridgford Hall.



With its close proximity to Nottingham city center, excellent schools, and recreational facilities such as the Rushcliffe Country Park, West Bridgford is a desirable place to live, work, and visit, blending modern amenities with traditional charm.

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.



Total area: approx. 106.7 sq. metres (1148.3 sq. feet)

| England & Wales                                     |             | EU Directive 2002/91/EC |           |
|---|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs         | (92 plus) A | Current                 | Potential |
| (81-91) B   |             |                         |           |
| (69-80) C   |             |                         |           |
| (55-68) D   |             |                         |           |
| (39-54) E   |             |                         |           |
| (21-38) F   |             |                         |           |
| (1-20) G  |             |                         |           |
| Not energy efficient - higher running costs         |             |                         |           |
| Energy Efficiency Rating                            |             | EU Directive 2002/91/EC |           |
| Very environmentally friendly - lower CO2 emissions | (92 plus) A | Current                 | Potential |
| (81-91) B   |             |                         |           |
| (69-80) C   |             |                         |           |
| (55-68) D   |             |                         |           |
| (39-54) E   |             |                         |           |
| (21-38) F   |             |                         |           |
| (1-20) G  |             |                         |           |
| Not environmentally friendly - higher CO2 emissions |             |                         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating      |             | EU Directive 2002/91/EC |           |

EPC

