

# SUPERIOR HOMES

# ROYSTON & LUND



# 95, Davies Road

West Bridgford | NG2 5HZ

Guide Price £750,000 - £775,000

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Royston and Lund are delighted to bring to the market this stunning four-bedroom detached property, located on the ever-desirable Davies Road in central West Bridgford. Situated close to numerous amenities, the property is just a short walk from The Avenue, where you will find local shops, restaurants, bars, cafés, and eateries. Additionally, the property is within the catchment area for well-regarded schools and benefits from excellent transport links into the city centre and surrounding villages. This home would be the perfect fit for a growing family.

Ground floor accommodation comprises an entrance hallway, which leads into the main reception room, downstairs WC, stairs to the first floor, and the extended kitchen diner. The living room is generously sized and features a large front-aspect bay window, flooding the room with natural light, while a log burner adds warmth during the winter months.

The heart of the home lies in the impressive extended kitchen dining room, which showcases an expansive space with triple skylights to the rear and full-width sliding doors leading out to the rear garden, creating a seamless connection to the outdoors. The kitchen area boasts top-quality fixtures and fittings, as well as high-quality integrated appliances within the base and wall units. Complete with a large breakfast bar and dining area, it makes family occasions and hosting get-togethers effortless.

The ground floor is further enhanced by a separate reception room off the extension, featuring French doors leading to the rear garden. This versatile space can be used at the buyer's discretion. There is also a utility room with a separate sink, additional space for integrated and freestanding appliances, and a convenient double-door pantry.





- Stunning Four Bedroom Detached Family Residence
- Brand New Kitchen, Bathroom, Ensuite And Cloakroom
- Immaculately Presented Throughout And Finished To A High Standard
- Gloriously Extended With Triple Skylights And Full Width Sliding Doors
- Ample Off Street Parking For Several Cars Via A Private Double Driveway And Single Garage
- Top Of The Range Fixtures And Fittings And High Quality Appliances
- Meticulously Well Thought For Family Living
- A Short Walk From Numerous Amenities, Excellent Transport Links
- In The Catchment Area For Well Regarded Schools
- EPC Rating - D /// Freehold - Council Tax Band - E











To the first floor, there are four well-proportioned double bedrooms. The master bedroom, complete with an en-suite and fitted wardrobes. Bedroom four provides access to a loft room, which can be adapted at the buyer's discretion. All remaining bedrooms are served by a separate, immaculately finished four-piece family bathroom, consisting of a bath, shower, wash basin, and WC.

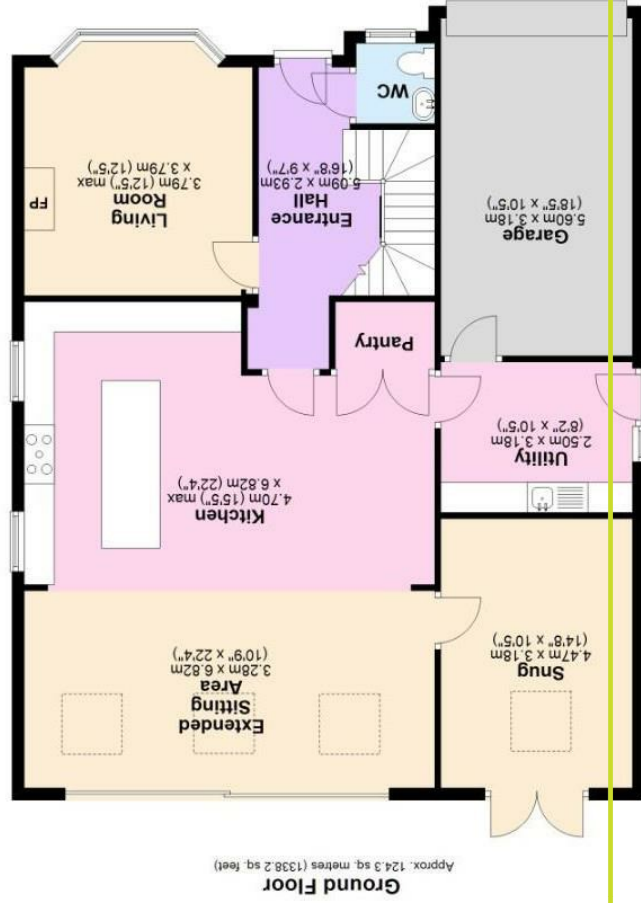


To the front of the property, there is ample off-street parking via a double block-paved driveway leading to a single garage, providing space for several vehicles overall. To the rear, there is a patio area extending from the French doors and full-width sliding doors, creating the perfect space for outdoor seating and al fresco dining. This then steps down onto a lawn, enclosed by hedgerow and fenced borders.



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. 229.4 sq. metres (2469.6 sq. feet)



| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| 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 |           |
| EU Directive 2002/91/EC   |           |

| Energy Efficiency Rating                    |           |
|---|-----------|
| 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 |           |
| EU Directive 2002/91/EC                     |           |

| England & Wales                             |           |
|---|-----------|
| Very energy efficient - lower running costs | Potential |
| (92 plus) A                                 | Current   |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
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EPC

