

# SUPERIOR HOMES

## ROYSTON & LUND



# 44 Davies Road

West Bridgford | NG2 5JD

£925,000 - £975,000

\*\*GUIDE PRICE £925,000 - £975,000\*\*

\*\*NO CHAIN\*\*

Nestled on the desirable Davies Road in West Bridgford, Nottingham, this impressive detached house offers a remarkable blend of space, comfort, and modern living. Spanning over 2,950 square feet, the property boasts five well-appointed double bedrooms that all have access to spacious top end family bathrooms.

The heart of this home lies in its versatile, open-plan layout, which seamlessly connects three generous reception rooms being the living room and the impressive kitchen dining room sweeping around to a spacious utility for added convenience. This design not only enhances the flow of natural light but also creates an inviting atmosphere perfect for both entertaining and everyday living. Finished to a high standard throughout, the property exudes a sense of quality and sophistication.

One of the standout features of this residence is the detached annex, which offers a unique opportunity for additional living space. This area is ideal for a large home gym, guest accommodation with double bedroom, kitchen dining room and lounge, providing flexibility to suit your lifestyle needs.

Situated in an excellent location, residents will enjoy the convenience of having a variety of amenities right on their doorstep being so close to Central Avenue, along with superb transport links that make commuting a breeze. This property truly represents a rare opportunity to acquire a spacious family home in a sought-after area, combining modern living with the charm of West Bridgford. Don't miss the chance to make this exceptional house your new home.





- **\*\*GUIDE PRICE £925,000 - £975,000\*\***
- **\*\*NO CHAIN\*\***
- Four Main Accomodation Double Bedrooms
- Detached Annex With Kitchen, Living and Bedroom
- Underground Home Gym
- Gloriously Extended Creating An Open Plan Feel
- A Stone's Throw Away From Numerous Amenities
- Immaculately Presented And Finished To A High Standard
- EPC Rating - C
- Freehold - Council Tax Band - E





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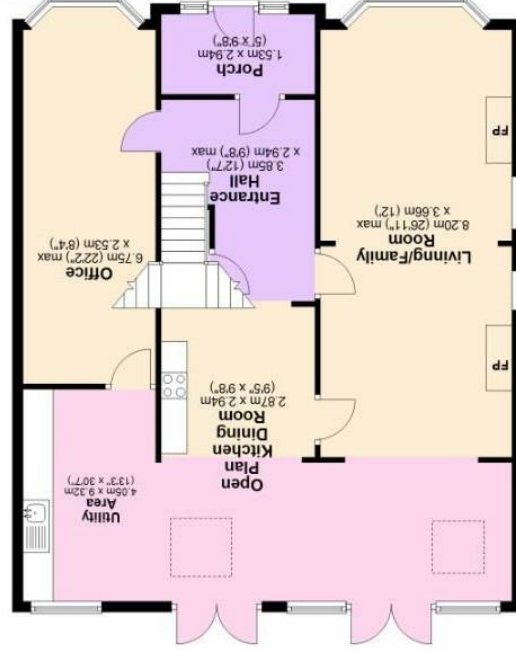
Davies Road is within a stones throw of West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a 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 away.

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.

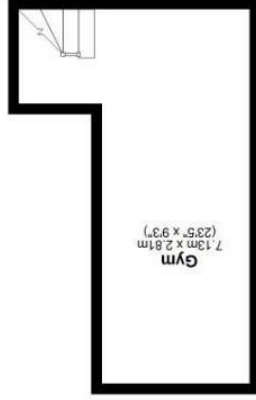
Total area: approx. 271.8 sq. metres (2926.0 sq. feet)



Ground Floor  
Approx. 167.5 sq. metres (1803.4 sq. feet)



Basement  
Approx. 22.9 sq. metres (246.4 sq. feet)



First Floor  
Approx. 81.4 sq. metres (876.2 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	
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	
England & Wales	
EU Directive 2002/91/EC	
82	69

EPC

