Superior Homes

ROYSTON & LUND



45 Acorn Bank

West Bridgford | NG2 7SH

£500,000

CHAIN FREE

A fantastic opportunity to purchase a unique bungalow situated in Compton Acres. Providing excellent off-street parking via a large driveway fitting several vehicles and a double garage, as well as a spacious rear garden along with solar panels to considerably lower electricity bills. This particular property would cater for those wanting to downsize but still wanting some additional space, or even for a growing family.

Positioned at the end of a quiet cul-de-sac but close to numerous amenities that West Bridgford has to offer, including being a short drive from Central Avenue, where there are restaurants, bars and cafés. Not to mention excellent transport links into the City Centre and the surrounding villages, with Compton Acres tram stop and the local shopping precinct being within easy walking distance.

Interior accommodation comprises a hallway upon entry that leads into all three bedrooms, bathroom, kitchen and living room. The living room is a generous size and benefits from dual-aspect windows to the front and right-hand side, flooding the room with natural light, pieced together with a stylish fireplace for those winter months. Off from the living room, through an opening, is the dining room, which has more than enough room for the family whilst showing a serving hatch linked to the kitchen.

The kitchen is a generous size and showcases high-quality base and wall units that house integrated appliances such as an eye-level oven, hob and extractor hood, as well as further room to add freestanding white goods. The kitchen also grants access to the side passage of the property.











- Three Bedroom Detached Bungalow
- Ample Off Street Parking
- Quiet Cul De Sac Location
- Two Solar Panel Arrays Giving Considerable Energy Cost Savings
- CHAIN FREE
- Low Maintenance Front And Rear Garden
- Family Bathroom And An Ensuite Shower Room
- Close to Numerous Amenities And With Excellent Transport Links Including Compton Acres Tram Stop
- EPC Rating - B
- Freehold - Council Tax Band - E






Into the Green























Continuing down the hall, all three bedrooms are well-proportioned doubles, with the master bedroom having access to its own en-suite shower room and access to the conservatory to the rear, with full wrap-around windows. This in turn leads into the rear garden through French doors. Bedroom two has full built-in cupboard space and wardrobes, and the final third bedroom boasts plenty of space. All three bedrooms have access to a separate three-piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is plenty of off-street parking for several vehicles, along with an integral double garage. Located in between the garage and the bungalow itself is a very useful storage area, which can be accessed from both the front and the rear garden.

The rear garden is really well presented and extremely low-maintenance, showcasing a vast patio area providing plenty of space for summer seating and/or alfresco dining, along with an artificial lawn area which is lined with flower beds and enclosed with fenced borders.

Ground Floor

Approx. 131.4 sq. metres (1413.9 sq. feet)



Total area: approx. 131.4 sq. metres (1413.9 sq. feet)

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.

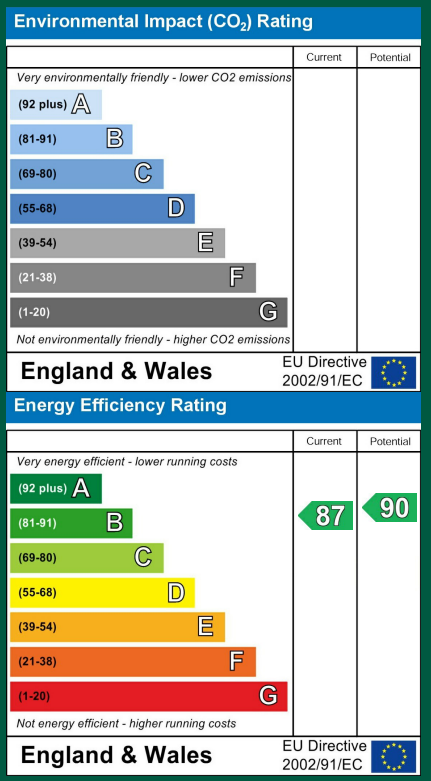
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