Superior Homes

ROYSTON & LUND



111 Blake Road

West Bridgford | NG2 5LA

Price £500,000

A beautifully detached three bedroom immaculately presented family home set on Blake Road in West Bridgford boasting a short walk from Central Avenue where you will find amenities such as local shops and cafes, bars and restaurants. Not to mention being the catchment area for well regarded schools and having excellent transport links to the surrounding villages and into the City Centre. This property would be an excellent fit for a growing family.

Ground floor accomodation comprises an initial extended porch and hallway upon entry thats leads into the main reception room, kitchen and stairs to the first floor landing. The living room is a generous size and showcases a front aspect window fooding the room with natural light. The living room has been knocked through into the dining room which in turn grants access to the rear garden through French doors creating an open plan feel to the ground floor. The newly fitted kitchen is ample in size and features high quality base and wall units with quartz top housing a cottage style belfast sink and integrated appliances such as an oven, hob and extractor hood along with built in fridge freezer. The kitchen provides further access to the rear and to the front of the property via a side door. The ground floor is completed with under stair storage.

To the first floor there are three well proportioned double bedrooms. The master bedroom located to the front aspect overlooking the front garden. Bedroom two viewing the rear and bedroom three located over the stairs. All three bedrooms share a modern three piece suite tiled bathroom consisting of a bath with shower overhead along with a wash basin and WC.











- Immaculately Presented Three Bedroom Detached Family Home
- Open Plan Living Room And Dining Room
- Fully Refurbished Throughout To A High Standard
- Ample Off Street Parking For Several Vehicles
- Spacious Rear Garden With Patios And Seating Areas For The Summer Months
- Modern Fitted Kitchen With Belfast Sink And Top Of The Range Integrated Appliances
- In The Catchment Area For High Regarded Shcools
- A Short Walk From Numerous Amenities And Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - C

























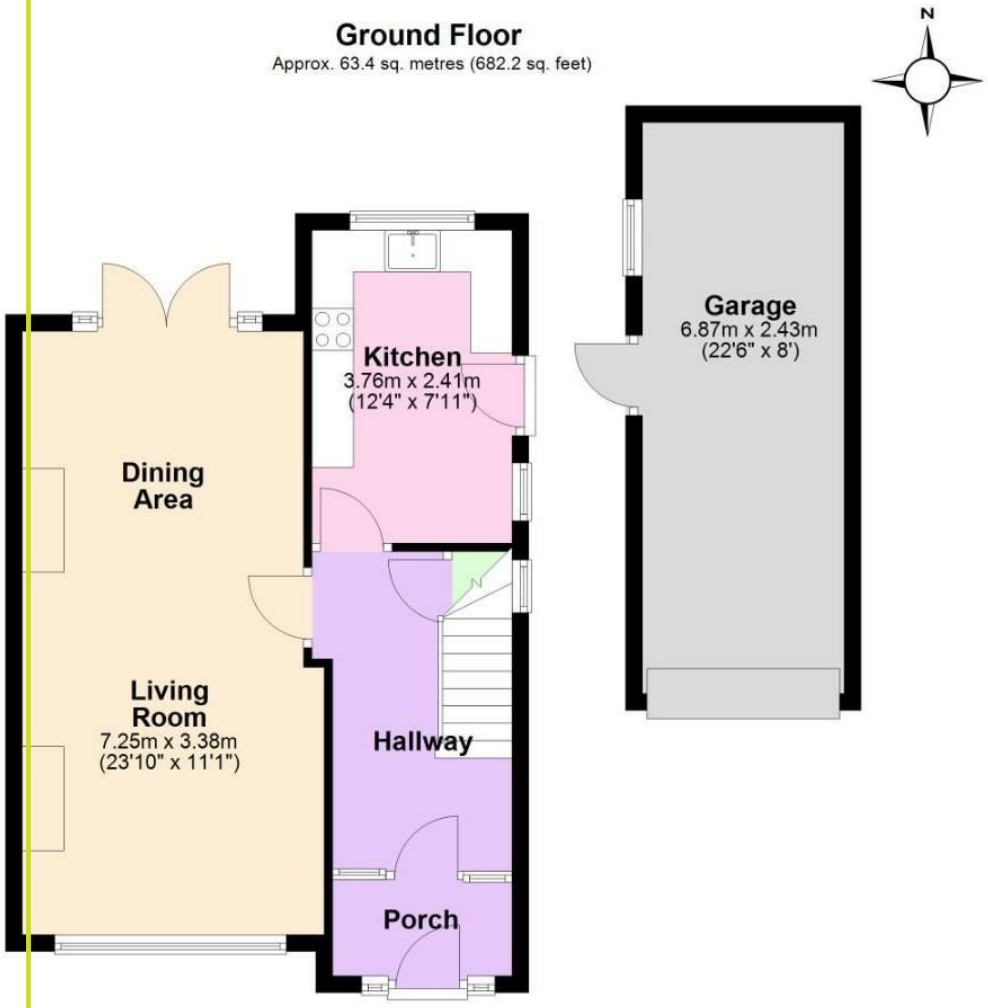




Facing the property there is ample off street parking via double tandem driveway leading to a large single garage along with stone bricked bordered garden area to the front. Blake road is known for its stretched gardens so to the rear there is a spacious patio area to start off from the French doors to the dining room which leads onto a lawn that stretches back to an additional patio providing more summer seating. The rear garden is aligned with flower bedding and is enclosed with fenced borders.

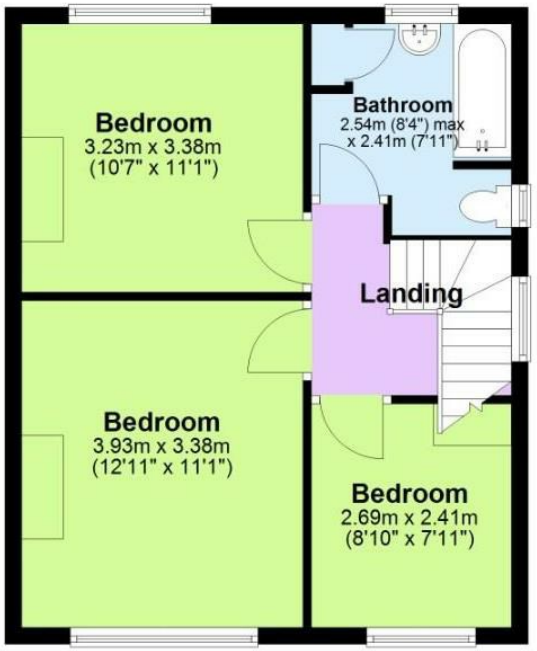
Ground Floor

Approx. 63.4 sq. metres (682.2 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



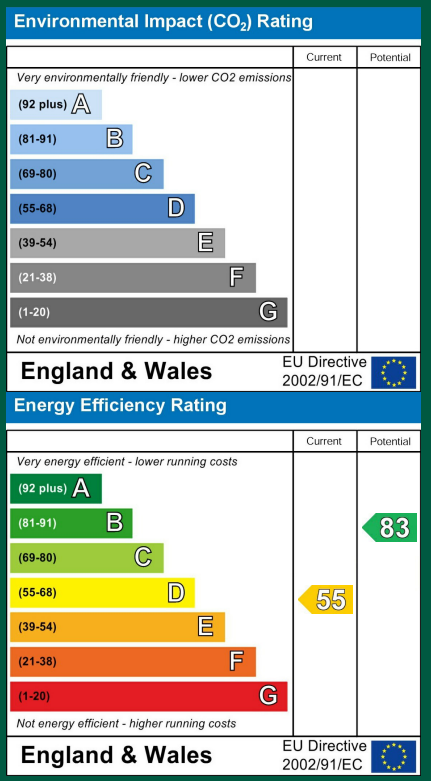
Total area: approx. 106.1 sq. metres (1142.0 sq. feet)

The Property Ombudsman

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EPC



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