

# SUPERIOR HOMES

## ROYSTON & LUND





# 29 Trevor Road

West Bridgford | NG2 6FS

Guide Price £825,000 - £850,000

Royston and Lund are delighted to bring to the market this four bedroom detached family residence positioned on the ever desirable Trevor Road in Central West Bridgford. Sitting at just under 2000 Sq ft and Situated a short walk from Central Avenue where there are numerous amenities on offer from local shops, restaurants and pubs. Not to mention this property being in the catchment area for well regarded schools and having excellent transport links into the City Centre and the surrounding villages. This particular property would be a perfect fit for a family.

Ground floor accomodation comprises a spacious entrance hall which lends itself to the main reception rooms, kitchen and stairs to the first floor. The living room is a generous size with a front aspect bay window flooding the room with natural light, pieced together with a log burner for those cozy winter months. To the rear of the living room is the ample size kitchen which has been knocked through creating a bigger space and boasts integral appliances from and oven, hob and extractor fan along with high quality base and wall units with more than enough room to add freestanding appliances. The ground floor further features a family dining room which overlooks the rear garden which is accessed through French doors. A study to the back right and a cloakroom which leads into the ground floor office space.

To the first floor there are four well proportioned double bedrooms. The principle bedroom incorporating a large bay window to the front elevation and benefiting from its own ensuite shower room and built in wardrobes. The remaining bedrooms all have access to a further shared family bathroom consisting of a bath with a shower overhead along with a wash basin and WC.







- **\*\*GUIDE PRICE £825,000 - £850,000\*\***
- Four Bedroom Detached Family Home
- Immaculately Presented Throughout
- Spacious Off Street Parking Via a Single Garage And Double Driveway
- Built In Wardrobes And Ensuite Shower Room
- Three Piece Family Bathroom And A Separate WC.
- Spacious Rear Garden
- Close By To Numerous Amenities And Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band Rating - F











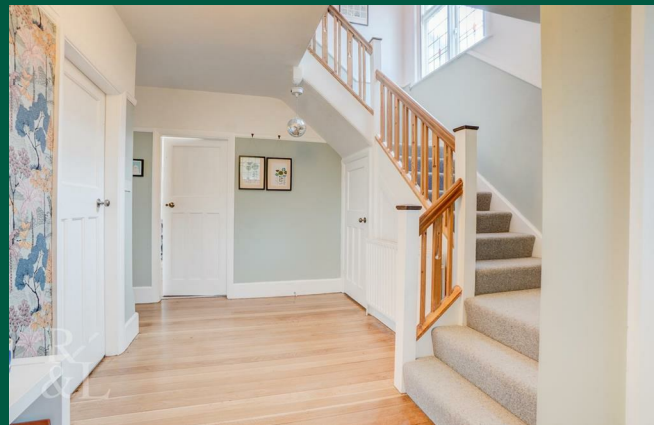
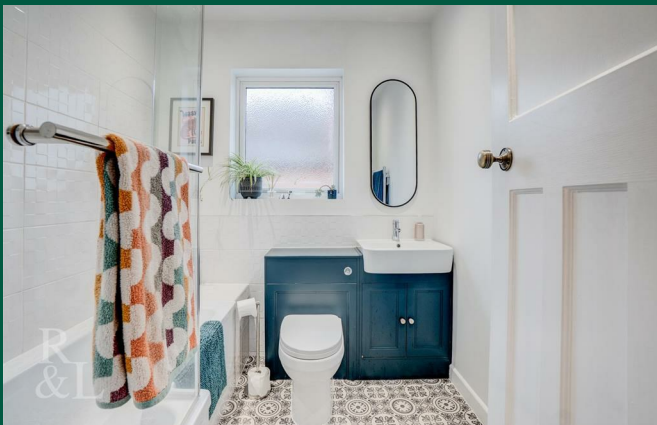






Facing the property there is ample off street parking via spacious driveway to the front fitting several vehicles, along with a single garage which has storage and WC.

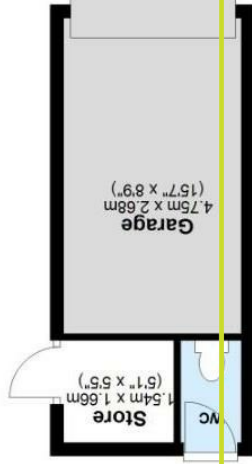
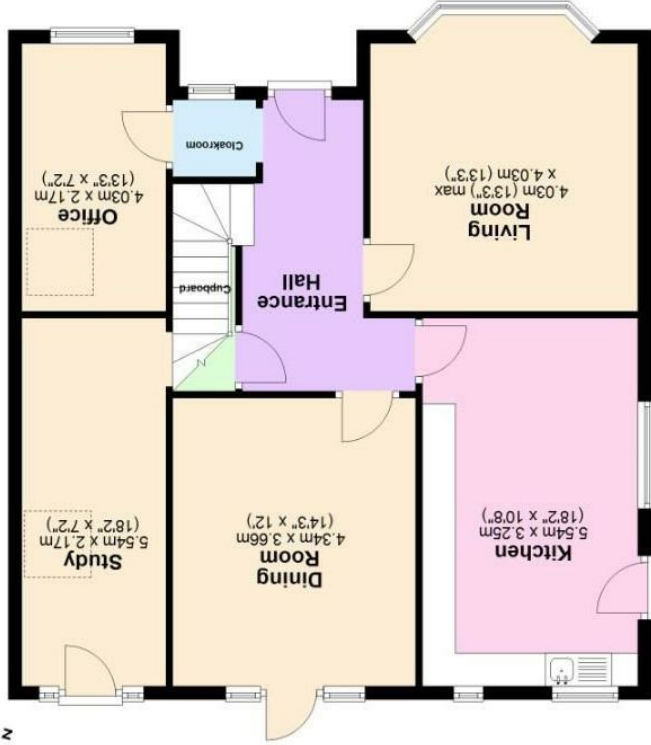
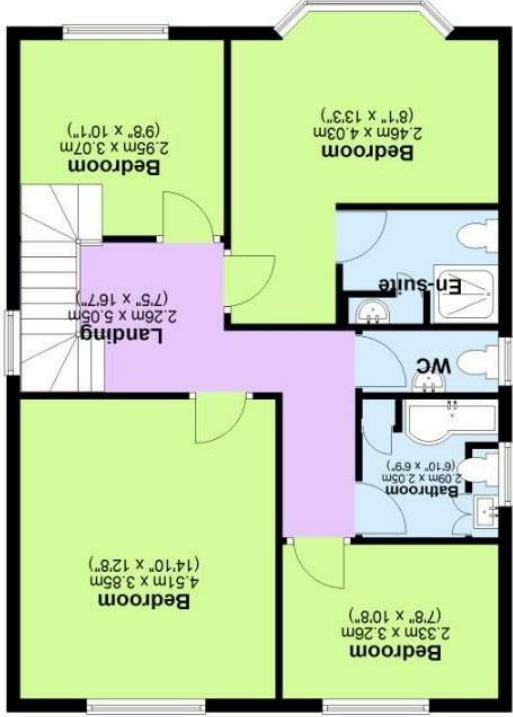
To the rear of the property there is a well kept lawned garden with a patio area to start off from the doors to the dining room and snug which then steps down onto a well kept lawn area which has flower beds to the right hand side and a pathway to the left leading to a further patio area providing space for outdoor seating. The rear garden as a whole is enclosed by 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 176.5 sq. metres (1900.1 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential	Current	62
Very environmentally friendly - lower CO2 emissions	Potential	Current	80
Energy Efficiency Rating			
England & Wales		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	Potential	Current	62
Very energy efficient - higher running costs	Potential	Current	80
Environmental Impact (CO2) Rating			
Very environmentally friendly - lower CO2 emissions	Potential	Current	62
Very energy efficient - higher running costs	Potential	Current	80

EPC



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