

SUPERIOR HOMES

ROYSTON & LUND



186 Melton Road

West Bridgford | NG2 6FJ

Asking Price £600,000

An IMMACULATELY presented four bedroom detached family residence located on the ever popular Melton Road in West Bridgford. Measuring over 1600 sq ft of interior accommodation with an open plan kitchen dining room and adjoined living room. This property sits just outside of a Central Bridgford location with numerous amenities being a short walk and drive away from pubs, bars and local shops. Not to mention having excellent transport links into the City Centre and being in the catchment area for highly regarded schools. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises of an entrance hall that leads you into the two double bedrooms, three piece suite tiled bathroom featuring a bath with shower overhead along with a wash basin and WC. The kitchen family room to the rear aspect showcases full width bifold doors creating a seamless connection to the outdoors. The kitchen diner is a great size with Integrated appliances from an eye level oven, hob and extractor along with a built in dishwasher. Off from the kitchen is a utility room where there is a further wash basin and plenty of space for freestanding appliances.

To the first floor there are two further well proportioned double bedrooms that have access to a three piece shower room consisting of a walk in shower along with a wash basin, WC and built in storage space. The first floor additionally boasts a storage room.





- Four Bedroom Detached Family Home
- Immaculately Presented Throughout
- Open Plan Kitchen Family Room
- Full Width Bifold Doors Leading To The Rear Garden
- Downstairs Bathroom And Utility
- Integrated Kitchen Appliances
- Detached Single Garage And Off Street Parking
- Excellent Transport Links
- Close By To Numerous Amenities
- EPC Rating - E // Council Tax Band - E









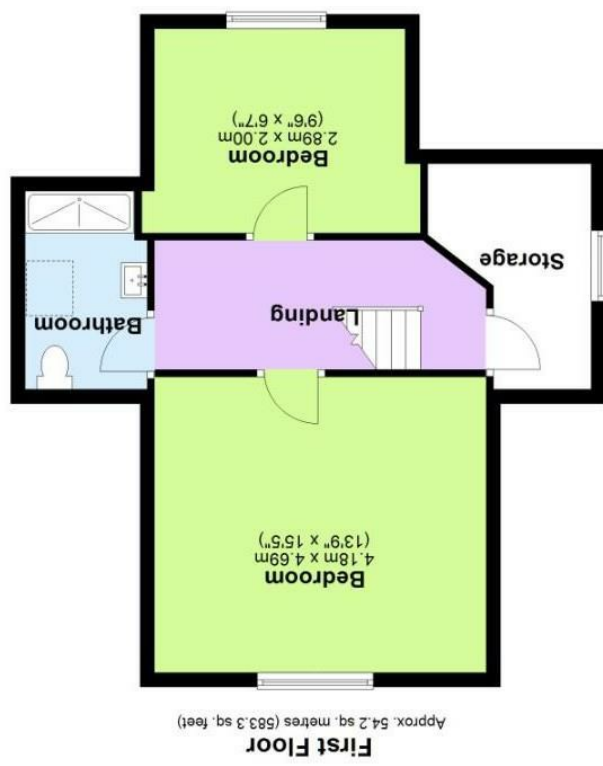


Facing the property the home itself is raised and set back slightly from the road with an iron gate granting access up a stepped pathway leading to the front door and stone work and flower beds to the left hand side.

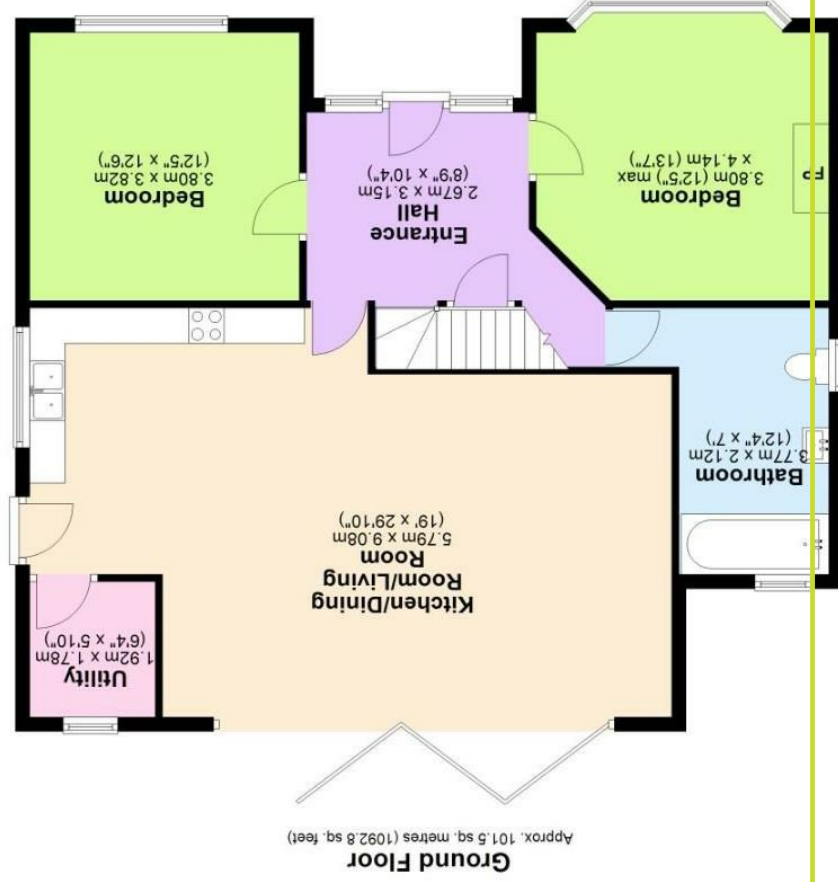
To the rear there is a patio area to start off from the full width bifolds to the family room, which shows potential for a summer seating area perfect for BBQs. Leading onto a lawn area which is surrounded by flower beds and mature shrubbery. To the rear aspect of the garden there is a further lawn space with a large storage shed and access to the single garage on the right hand side which is acquired from Mellors Road.



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. 155.7 sq. metres (1676.2 sq. feet)



Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Potential	Current
Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs
Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
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EPC

