

SUPERIOR HOMES

ROYSTON & LUND



96 Harrow Road

West Bridgford | NG2 7DX

Guide Price £1,000,000 - £1,100,000

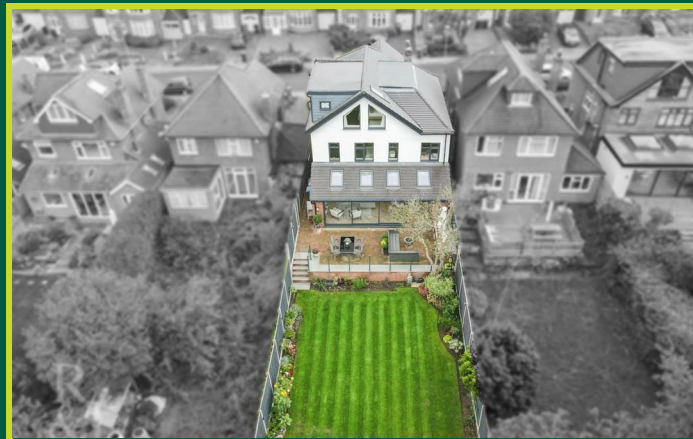
GUIDE PRICE £1,000,000 - £1,100,000

TRULY STUNNING EXTENDED FAMILY HOME

SIX bedroom detached family home positioned on one of West Bridgford's most sought after roads. Boasting over 2,500 sq ft of accommodation and situated only a short distance from plenty of local amenities such as restaurants and bars, cafes and independent stores that Central Avenue has to offer. Being in the catchment area for prestigiously rated primary and secondary schools. All whilst having excellent transport links into the City Centre and to the surrounding villages.

Upon entering, you are greeted by a charming hallway with stained glass windows and doors that add a touch of a traditional feel that leads into two inviting reception rooms that offer versatility for relaxation or entertaining. The heart of the home is undoubtedly the open-plan kitchen, family room, and dining area, which creates a warm and welcoming atmosphere. Full sliding doors and quadruple skylights lead seamlessly to the rear veranda, allowing for a delightful indoor-outdoor living experience, ideal for summer gatherings or quiet evenings.

The ground floor also features a convenient shower room, a utility area, and additional storage, ensuring that practicality is at the forefront of this home. The family bathroom, along with the two en-suites, caters to the needs of a busy household, providing comfort and privacy allowing this property to cater for the extended family.





- Extensively renovated throughout, including replacement plumbing, electrics, new modern consumer unit and roofing
- Prime West Bridgford location within walking distance of highly regarded schools and the town centre
- Stunning open-plan kitchen, dining and family living space
- Five double bedrooms plus a versatile sixth bedroom/home office
- All building regulations signed off such as full loft conversion and glorious extension
- South West facing garden with smart irrigation system
- Underfloor heating throughout the ground floor with premium Amtico flooring
- Smart zoned heating with independent control across all three floors
- High-quality branded kitchen appliances, cabinets and premium bathroom fittings
- EV charging point









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&L



To the exterior, the property allows parking for up to three vehicles with an EV charger, a valuable asset in this sought-after location.

To the rear there is a stunning raised full width veranda with glass balustrade, where you will find a full outdoor seating setup with space for sofas, dining table for the whole family along with a bbq and pizza oven. The veranda steps down onto a lush lawn space which is aligned with mature flower bedding and fenced borders. The rear also shows a convenient storage shed.

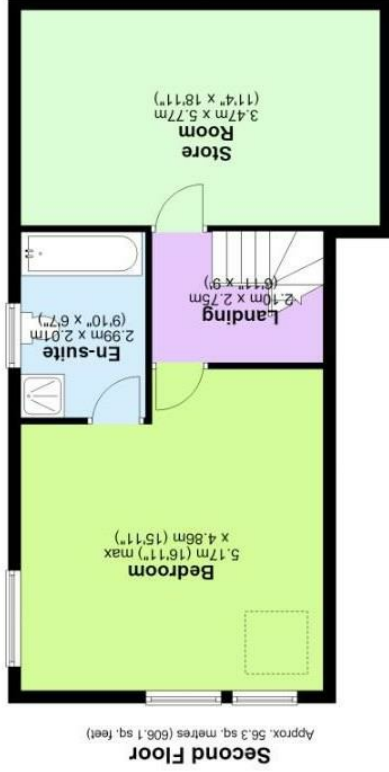
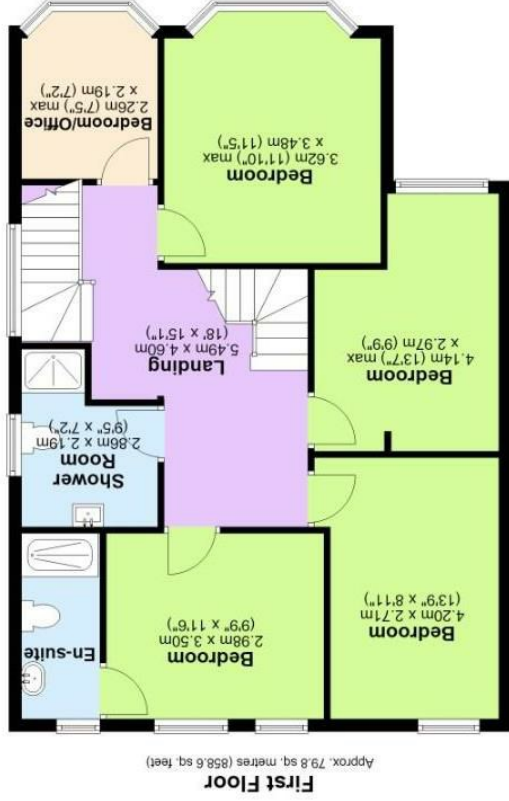
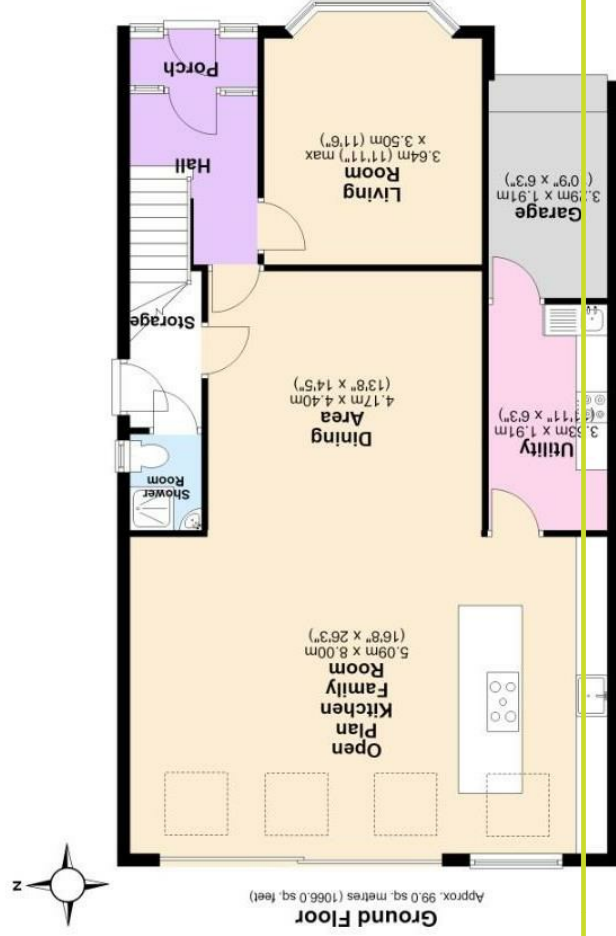


In summary, this exceptional six-bedroom detached house on Harrow Road is a rare find, combining spacious living, modern amenities, and a prime location. It is an ideal family home that promises comfort and convenience in equal measure.



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. 235.1 sq. metres (2530.7 sq. feet)



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	
64	84	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Current	Potential	

EPC

