

SUPERIOR HOMES

ROYSTON & LUND



7 Exbury Gardens

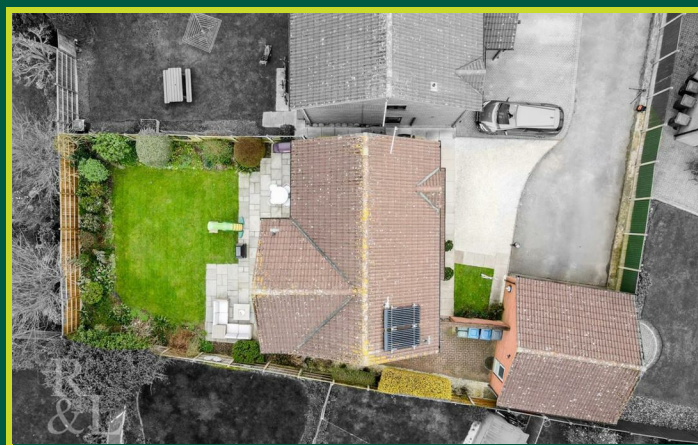
West Bridgford | NG2 7SL

Price Guide £550,000

GUIDE PRICE £550,000 - £575,000

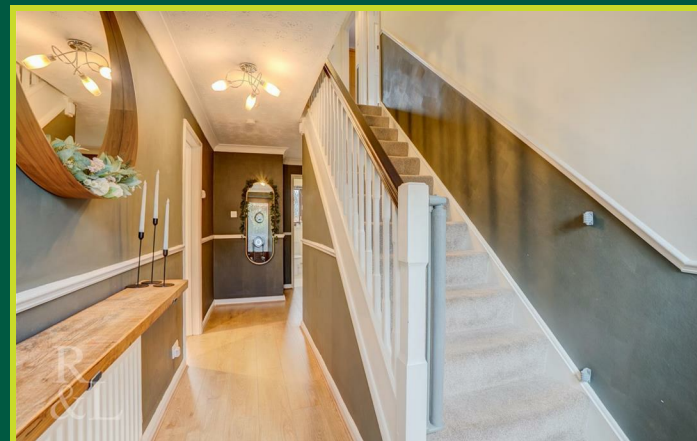
An immaculately presented and well appointed four bedroom detached family residence located in the ever desirable Compton Acres. Situated down a quiet cul de sac with ample off street parking whilst being a walk from numerous amenities such as local shops and pubs. Being a short drive away from Central West Bridgford where you will find numerous shops, cafes and restaurants. Not to mention Compton Acres being in the catchment area for well regarded schools and having excellent transport links to the surrounding villages and into the City Centre via Compton Acres Tram Stop. This property would be a great fit for a growing family.

Ground floor accommodation showcases high quality fixtures and fittings throughout and starts with an entrance hall that leads into the main reception room, kitchen dining room and downstairs WC. The open plan living room displays dual aspect part bay window to the front elevation and glazed sliding doors to the rear aspect granting access to the enclosed rear garden. The living room further features stylish shaker style wooden panelled walls and stoned bricked fireplace. The ground floor continues to impress with a generous size beautiful triple aspect kitchen dining room remodelled in 2024 showcasing top of the range base and wall units and cupboards which house premium integrated appliances from double eye level Miele self cleaning ovens, self venting AEG hob to the island, a fridge freezer, dishwasher and convenient wine cooler as well as space for a washing machine. The kitchen boasts further fine fittings with quartz worktops and brick style tiles. In completion the kitchen is finished with an adjoining dining area which has more than enough room for the family and glazed door leading to the rear garden. The ground floor is finished off with a downstairs WC positioned to the rear aspect behind the staircase.





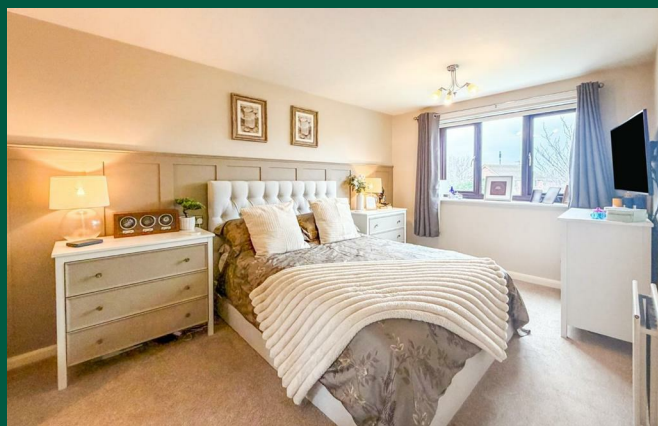
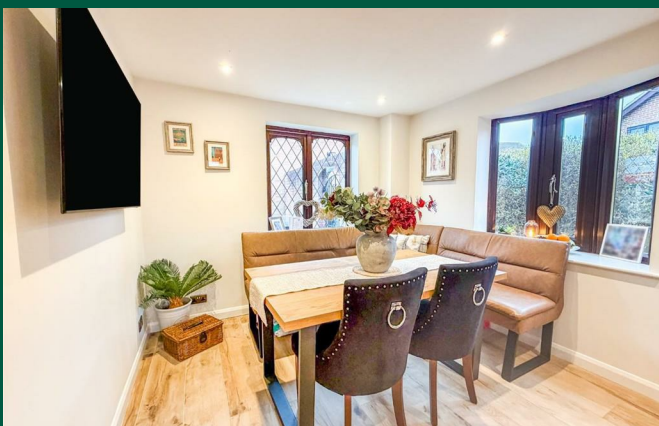
- ***GUIDE PRICE £550,00 - £575,000***
- Four Bedroom Detached Family Residence Located Down A Quiet Cul De Sac
- Generous Off Street Parking Via A Driveway And Double Garage With EV Charger
- Immaculately Presented With High Quality Furnishings Throughout
- Bespoke Kitchen Dining Room With Top Of The Range Integrated Appliances
- Modern Tiled Three Piece Suite Bathroom And Ensuite Shower Room
- Stunning Garden With Patio Areas Allowing Alfresco Dining And Summer Seating
- Close By To Numerous Amenities And Excellent Transport Links
- In The Catchment Area For Highly Sought After Schools
- EPC Rating - C // Freehold - Council Tax Band - E









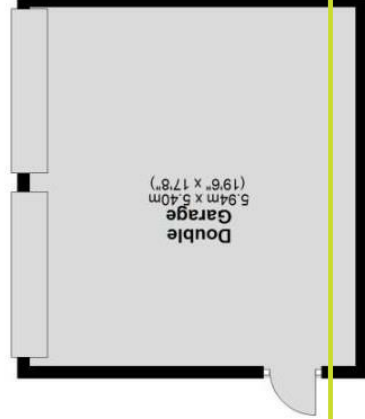


To the first floor the tasteful decor continues through the three well proportioned double bedrooms and spacious single. The master bedroom is a generous size and benefits from further panelling and window overlooking the enclosed rear garden along with its own modern tiled ensuite shower room. Bedrooms two and four benefit from in built double wardrobes whilst the final double bedroom is situated to the back overlooking the rear garden. The spacious family bathroom includes and three piece suite comprising a bath with shower overhead along with a wash basin and WC. To the landing there is a further cupboard housing hot water cylinder linked to the solar panels and providing additional storage space.

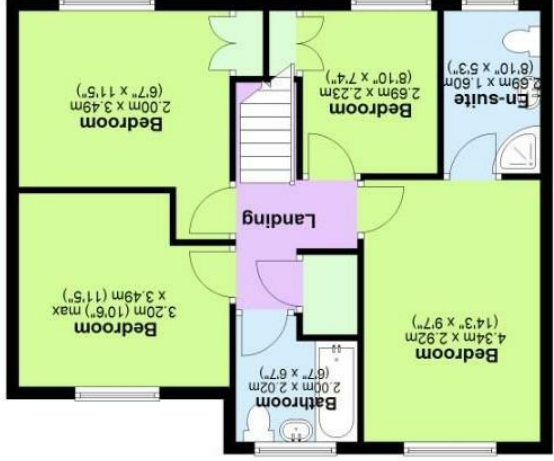
Facing the property there is ample off street parking via a generous driveway for three vehicles and spacious double garage housing EV charger. To the rear there is an immaculately presented garden with patio areas allowing outdoor seating and dining off from the glazed sliding doors to the living room which wraps around the property creating a side passage to the double garage. The rear garden itself further consists of well maintained lawn space which is aligned with flower bedding containing mature shrubbery and bushes which is enclosed with 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 152.9 sq. metres (1646.0 sq. feet)



Ground Floor
Approx. 84.7 sq. metres (1019.1 sq. feet)



First Floor
Approx. 58.2 sq. metres (626.8 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	Current
	72
	78

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	Current
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EPC

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