

SUPERIOR HOMES

ROYSTON & LUND



1 Byron Road

West Bridgford | NG2 6DY

£450,000

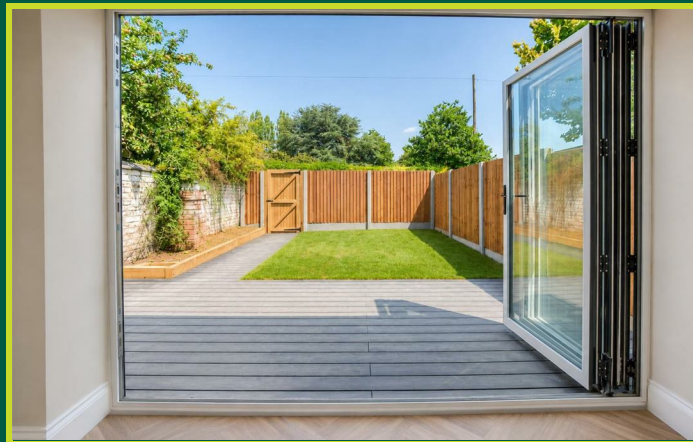
****FULLY RENOVATED THROUGHOUT****

This property on Byron Road West Bridgford offers a perfect blend of modern living and elegant design. With three well-proportioned bedrooms and a stylish four-piece suite bathroom, this property is ideal for small families or professionals seeking a comfortable home.

As you step inside, you will be greeted with a entrance hall and an open plan ground floor that exudes a sense of space and light. The full-width bifold doors seamlessly connect the interior to the rear garden, creating an inviting atmosphere for both relaxation and entertaining. The garden itself provides a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family.

This home has been immaculately presented and finished to an exceptional standard, showcasing high-quality fixtures and fittings throughout. The top-of-the-range integrated appliances in the kitchen ensure that cooking and entertaining are a pleasure.

Positioned to the rear is a private driveway for two vehicles.





- Stunning Family Home
- Fully Renovated And Refurbished Throughout
- Gloriously Extended
- Sky Lantern And Full Width Bifold Doors
- Integrated Kitchen Appliances
- Four Piece Family Bathroom And Ensuite Shower Room
- Ground Floor WC
- Minutes Walk From Central Avenue
- Off Street Parking To The Rear On A Private Driveway For Two Vehicles
- EPC - D Freehold - Council Tax Band - B









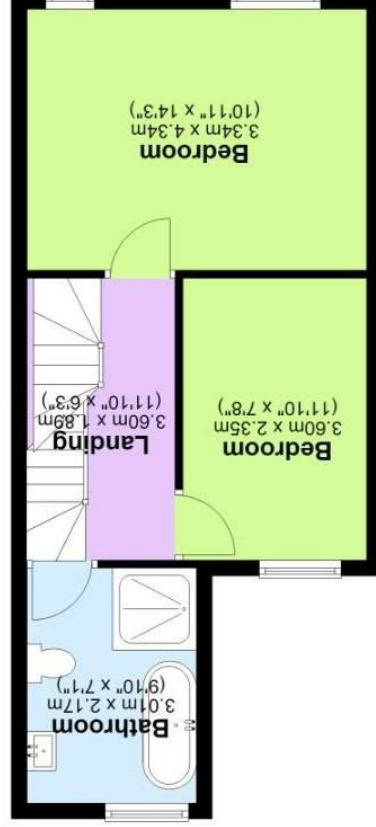
R
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Ground Floor
Approx. 51.9 sq. metres (558.8 sq. feet)

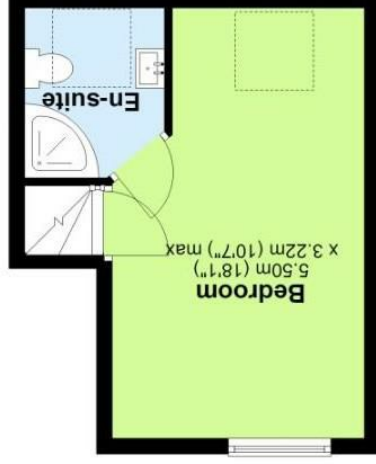


First Floor
Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 110.4 sq. metres (1188.8 sq. feet)

Second Floor
Approx. 21.2 sq. metres (228.6 sq. feet)



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.

Tel: 0115 981 1888

ROYSTON
& LUND

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		
Potential	Current	
	64	88

Energy Efficiency Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ 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 CO ₂ emissions		
Potential	Current	

Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ 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 CO ₂ emissions		
Potential	Current	

EPC



PROTECTED

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