Superior Homes

Royston & Lund

217 Musters Road

West Bridgford | NG2 7DT

Offers Over £650,000

NO CHAIN

Boasting just shy of 2000 sq ft of accommodation and being a short drive from numerous amenities on Central Avenue and Loughborough Road that West Bridgford has to offer. From local shops, pubs and restaurants. Not to mention being the catchment area for the West Bridgford school and having excellent transport links into the City Centre. This property would be a great fit for a growing family.

Ground floor accommodation comprises of an entrance hall with period wood panelling that leads you into the three reception rooms, downstairs WC and stairs to the first floor. The living room is a generous size with full height bay to the rear aspect incorporating French doors granting access to the rear garden and a stylish electric fireplace for those winter months. The dining room is a great size with more than enough room to accommodate family and friends and features sliding doors to the rear elevation allowing additional access to the rear garden. Off from the dining room is the galley kitchen which showcases a full range oven, gas hob and extractor fan along with plenty of space for your freestanding appliances such as a fridge/freezer, dishwasher and washing machine. The kitchen lends itself to a full length storeroom that sits along the left aspect of the property which has full length retractable shutters and dual exit doors to front and rear and access to the garage. The ground floor is completed by a lounge area to the front aspect which has a large bay window to the front elevation and is currently being used as an office and a convenient under stair WC to the entrance hall.

To the first floor there are four well proportioned double bedrooms. The principle bedroom and bedroom two and three having full width bay windows. All four bedrooms share a three piece shower room consisting of walk in shower, wash basin and WC and a further bathroom having a bath and wash basin.

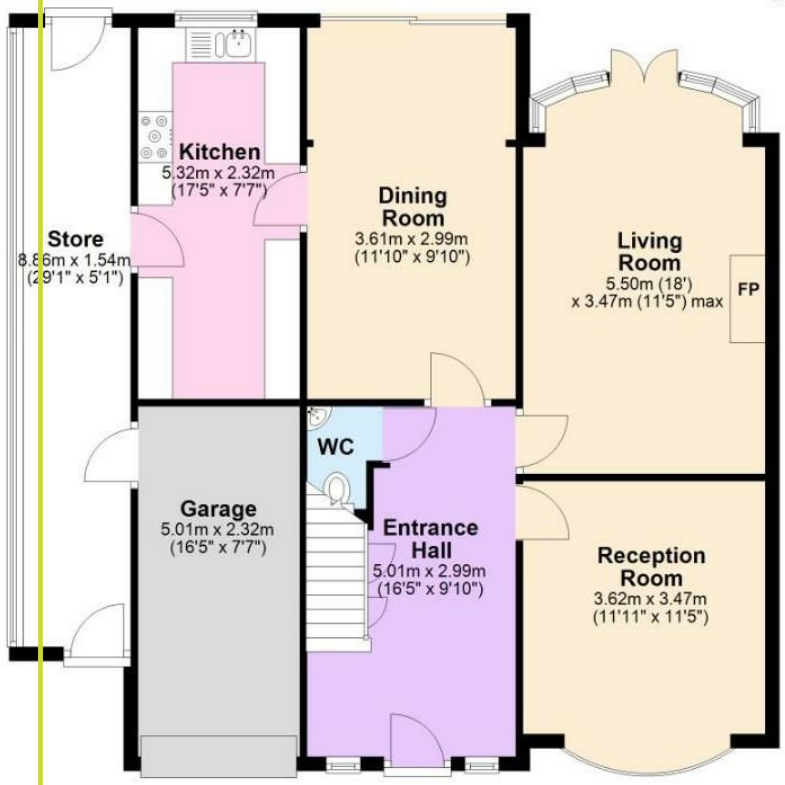
- Four Bedroom Detached Family Home
- Excellent West Bridgford Location
- Double Driveway And Single Integral Garage
- Solar Panels
- Three Proportioned Reception Rooms
- Full Length Store Room
- Excellent Transport Links
- Close By To Numerous Amenities
- EPC Rating - C
- Freehold Council Tax Band - E

217

Facing the property there is a double driveway and single integral garage providing ample off street parking and to the rear there is a patio area to start off from the French and sliding doors, which stretches back with lawn space leading to a pond area and storage shed and greenhouse to the rear aspect. The rear garden is enclosed with fenced borders.

Ground Floor

Approx. 103.5 sq. metres (1113.8 sq. feet)



First Floor

Approx. 66.8 sq. metres (719.3 sq. feet)

Total area: approx. 170.3 sq. metres (1833.0 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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.

Tel: 0115 981 1888

ROYSTON & LUND