Superior Homes

Royston & Lund



1 Sutherland Drive

West Bridgford | NG2 7BX

Offers Over £600,000 - £700,000



OFFERS OVER £600,000

NO CHAIN - GREAT PLOT

Royston and Lund are delighted to bring to the market this two bedroom detached bungalow located on a great plot in West Bridgford. Situated close by to numerous amenities such as local shops, pubs and restaurants being so close to Central Avenue, not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre and train station. This property would be a great fit for a growing family, someone wanting to downsize or a property developer.

Interior accomodation is in need of modernisation and refurbishment and in brief comprises of an entrance hallway which leads into the two main double bedrooms, reception rooms and kitchen. The living room is a generous size with a large rear aspect window overlooking the rear garden. The living room also lends itself to a separate office space through French doors. The kitchen is located to the rear aspect of the property and is a generous size with integrated appliances such as an oven, hob and extractor fan with more than enough room to add freestanding appliances furthermore granting access to a separate utility room and to the rear garden via a side door. Both bedrooms are spacious doubles and both share a four piece suite bathroom consisting of a separate bath and shower, bidet and a WC with wash basin. The entrance hall additionally lends itself to a separate WC and spacious dining room.

Overviewing the whole plot, the property is very spacious with lots of potential to put your own stamp on things, whether it be an extension or a general revamp of the property. The large garden and patio area is a great space for the summer and with the addition of a large double garage provides ample off street parking with CCTV and electric gate.









- **OFFERS OVER £600,000** **NO CHAIN**
- Two Spacious Double Bedrooms
- Excellent Plot Size With Lots Of Potential
- Double Garage And Ample Off Street Parking
- Large Patio Area And Garden Space
- Opportunity To Put Your Own Stamp On Things
- Five Piece Suite Bathroom With Bidet
- Close By To Numerous Amenities
- EPC Rating - D
- Freehold - Council Tax Band - E





























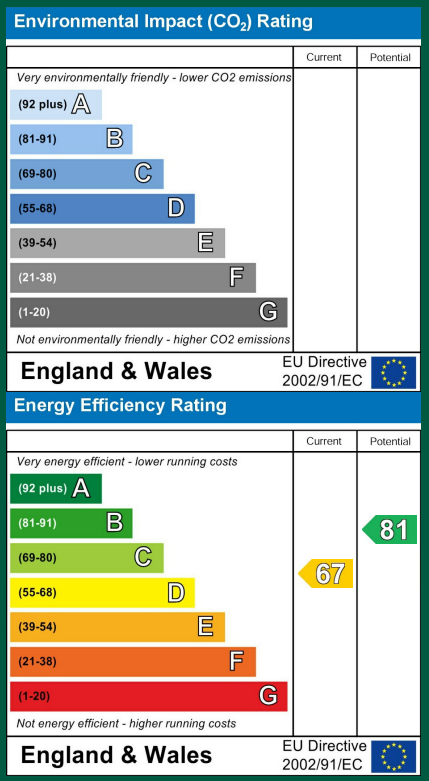
Sutherland Drive is a short drive from West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.

Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles away.

West Bridgford lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.



EPC



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.

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