

# SUPERIOR HOMES

# ROYSTON & LUND



# 30 Eton Road

West Bridgford | NG2 7AR

Offers Over £485,000

An impressive and contemporary four-bedroom semi-detached home offering spacious & stylish accommodation throughout.

Accessed through a composite front door and glazed archway, you come into an inviting and airy entrance hall. Straight ahead is an impressive, full-width kitchen-diner featuring a central island breakfast bar, neutral cabinetry, and generously proportioned worktop space; appliances include an integrated hob, oven, and grill. There is also a dedicated dining and lounge space, providing distinct areas for dining and relaxing.

Two sets of French doors open out to a substantial, north west-facing, low-maintenance garden with a detached garage. To the front of the property is a well-proportioned living room with a walk-in bay window. The ground floor is completed by a useful WC and separate utility room.

Upstairs there are three double bedrooms. The principal bedroom benefits from a Juliet balcony and an en-suite shower room, finished in a modern, sleek style with a skylight. One of the other bedrooms features a walk-in bay window, adding extra space and light. The fourth bedroom can be a small bedroom - currently used as an office room, ideal for home working, - and a contemporary family bathroom completing the first floor.

To the front and side of the house, the property offers ample off-road parking for multiple vehicles.

This property is in a convenient and amenity-rich area. Local shops, cafés, and restaurants on Central Avenue are within easy reach, while green spaces like Bridgford Park and the River Trent paths offer outdoor leisure. Nearby bus stops and tram links provide good connections to Nottingham city centre. The location is also close to well-regarded schools, including West Bridgford Junior School, Jesse Gray Primary School, and West Bridgford Infant School for younger children, and secondary options like The West Bridgford School, Rushcliffe Spencer Academy, and The Nottingham Emmanuel School.





- Four Bedroom Semi-Detached
- Expansive Full Width Open-Plan Kitchen-Diner-Lounge
- Principal Bedroom with Juliet Balcony and En-suite
- Living Room and Bedroom with Walk-in Bay Windows
- Sleek Modern Bathroom
- Generous Low Maintenance Rear Garden
- Ground Floor WC
- Detached Garage with Off-Road Parking
- Council Tax Band - D
- Freehold / EPC Rating - C







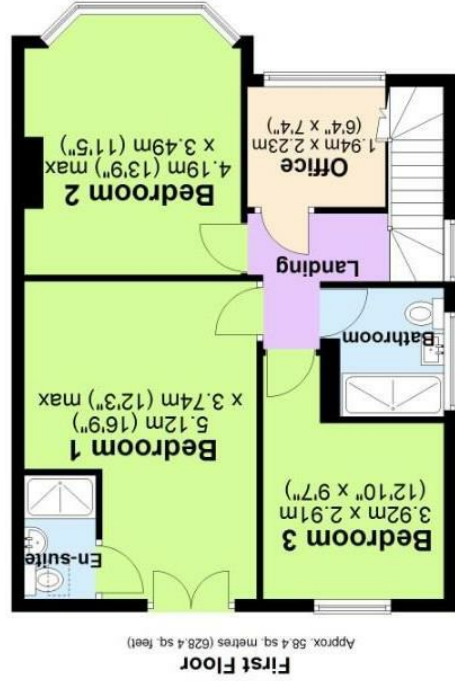


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Total area: approx. 135.3 sq. metres (1456.4 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
73	82		
<b>Energy Efficiency Rating</b>		<b>Environmental Impact (CO<sub>2</sub>) Rating</b>	

EPC

