

Superior Homes

115 Selby Road, West Bridgford, NG2 7BB



ROYSTON
& LUND



115 Selby Road, West Bridgford, NG2 7BB
Guide price £825,000

Guide Price £825,000-850,000.
OPEN DAY SATURDAY 7 MAY
A rare opportunity to acquire this four double bedroomed detached Goodchild built family home on one of West Bridgford's most desirable addresses- we urge early viewing to avoid disappointment. Immaculately presented throughout offering perfect opportunity for buyers to purchase their forever home. Situated on a generous plot and with 27ft double garage. Comprises open entrance porch, sizeable reception hall, downstairs cloaks, lounge, dining room, kitchen, utility and den. Four double bedrooms, family bathroom, separate w.c, study, stairs to loft /playroom. Gardens to front and rear, driveway offers parking for numerous cars. Double glazed & gas central heating.





- OPEN DAY SAT 7 MAY
- PRICE GUIDE £825k-850k
- Rare Opportunity to buy
- Fantastic Family Home
- Highly desirable address
- Set on Generous Plot
- Three Receptions
- Downstairs cloaks
- Four Double Bedrooms
- Bathroom and Sep w.c
- Loft room/Playroom
- EPC E
- Detached Double Garage
- Off road parking for numerous cars



Directions

From our office in West Bridgford take right turning onto Gordon Road and continue onto Trevor Road and turn right at the top onto Valley Road and at traffic lights continue straight over onto Boundary Road and turn right into Selby Road where the property is situated on the right hand side identified by our For Sale board.

Accommodation

Open front entrance porch with Ox blood Minton tiled floor, upvc double glazed and leaded front entrance door with side light opening into:

Reception Hall

18'2" x 8'10" (5.54m x 2.69m)

With original oak staircase rising to the first floor with wooden balustrade, radiator, plate rail, feature beams and doors leading to:

Downstairs cloaks

Fitted with two piece white suite comprising low flush w.c and pedestal wash hand basin with chrome taps and fittings and tiled splashbacks, leaded window to the front elevation, radiator and ceramic tiled floor

Lounge

17'6" into bay x 14'8" into inglenook (5.33m into bay x 4.47m into inglenook)

With double glazed leaded feature bay window to the front elevation, with double glazed french doors which step out to the front garden, impressive inglenook fireplace with feature double glazed leaded corner windows to front side and rear elevations, built in oak mantle and plate rail, feature wood fire surround with cast iron and tiled inset and tiled hearth, feature plate rails, and beams, radiator, tv aerial point.

Dining Room

17'6" into bay x 12'5" (5.33m into bay x 3.78m)

With double glazed box bay window to the rear elevation with leaded double glazed french doors which step out onto the rear garden, original picture rails and coving to ceiling, double glazed leaded window to the side elevation, feature fireplace with wood surround and marble inset and hearth, radiator

Den

16'3" x 8'9" (4.95m x 2.67m)

With double glazed french doors and side lights stepping out and offering view to the front garden, feature stained glass leaded window to the side elevation, wall light points, tv aerial point and door leading to the storage cupboard, with window to the side elevation, electric consumer unit and coat hooks

Kitchen

13'1" x 10'11" (3.99m x 3.33m)

Fitted with a range of Saponetta wood effect fronted wall and base units with work surfaces over incorporating one and a half granite Blanco sink unit with chrome swan neck mixer tap over, set below a double glazed window with leaded top lights offering view over the rear garden, ceramic four ring hob with stainless steel extractor fan above, stainless steel and glass oven set below, integrated dishwasher, integrated fridge, radiator, spotlights, brushed steel sockets and fittings, Karndeian flooring, and door leading to the:

Utility Room

9'2" x 6'9" to cupboard backs (2.79m x 2.06m to cupboard backs)

Fitted with a range of Saponetta wood effect fronted wall and base units with work surface over, plumbing for washing machine, tumble dryer, airing cupboard, wall mounted chrome towel radiator, Karndeian flooring, feature arched double glazed window offering views and stepping out to the rear garden, tiled splashbacks, gas central heating combination boiler within cupboard, and brushed steel sockets and fittings.

First Floor Landing

22' x 8'10" (6.71m x 2.69m)

With double glazed leaded windows to the front elevation, radiator, picture rails, and doors leading to:

Bedroom One

17'7" x 12'5" (5.36m x 3.78m)

With double glazed bay window to the front elevation, double glazed window to the side elevation, picture rails, radiator, tv aerial point, spotlights.

Bedroom Two

13'11" x 12'5" (4.24m x 3.78m)

With dual aspect double glazed windows to the side and rear elevations, radiator, vanity unit wash hand basin with chrome taps and tiled splashbacks, tv aerial point, and picture rails

Bedroom Three

11'11" x 11' (3.63m x 3.35m)

With double glazed window to the rear elevation, radiator, vanity unit wash hand basin with chrome taps and tiled splashbacks, wood laminate floor, picture rails

Bedroom Four

11'5" x 8'11" (3.48m x 2.72m)

With double glazed window to the front elevation, radiator, picture rails

Bathroom

Fitted with a three piece contemporary white suite comprising panelled bath with chrome mixer tap and fittings, shower cubicle with mains fed shower set in chrome, vanity unit with chrome mixer tap over, fully tiled walls, built in overhead cupboards and mirror, ceramic tiled floor, double glazed leaded window to the rear elevation, wall mounted chrome towel radiator, spotlights

Separate w.c

Fitted with a low flush w.c and window to the side elevation

Inner Landing/Study area

7'10" x 6'5" (2.39m x 1.96m)

With feature oriel double glazed window to the side elevation, radiator, picture rails and staircase leading to the:

Loft Room/Playroom

15'1" x 13'7" at widest (4.60m x 4.14m at widest)

With velux window to the rear elevation, eaves storage space, power and light

Outside

The property has a well established evergreen mature front hedged boundary with a red tarmac driveway providing off road parking for numerous cars, and access to the detached double garage and the front entrance door. The front garden is laid to lawn and is lined with further trees and shrubs with a wood chipped bedding area and a privet hedged boundary to the far side. The Double Garage has up and over door and measures 27ft x 15ft and has a pitched tiled roof and is of brick construction, courtesy door to the side and window with leaded quarterpanes to the rear. There is access to both sides of the property with access leading to the well maintained rear garden which has a pathway and patio spanning the width of the property, with a covered seating area, overlooking the rear garden which is majority laid to lawn, with further patio area at the rear and well stocked borders containing a wide variety of plants and shrubs. Also benefits from outside tap and security lighting.

Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band F , which we are advised, currently incurs a charge of £2484.85. Prospective purchasers are advised to confirm this.

Property to sell?

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove.We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

Opening Hours

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

Money Laundering

Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

Additional Services

SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. MORTGAGE ADVICE. This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A life assurance policy may be required.



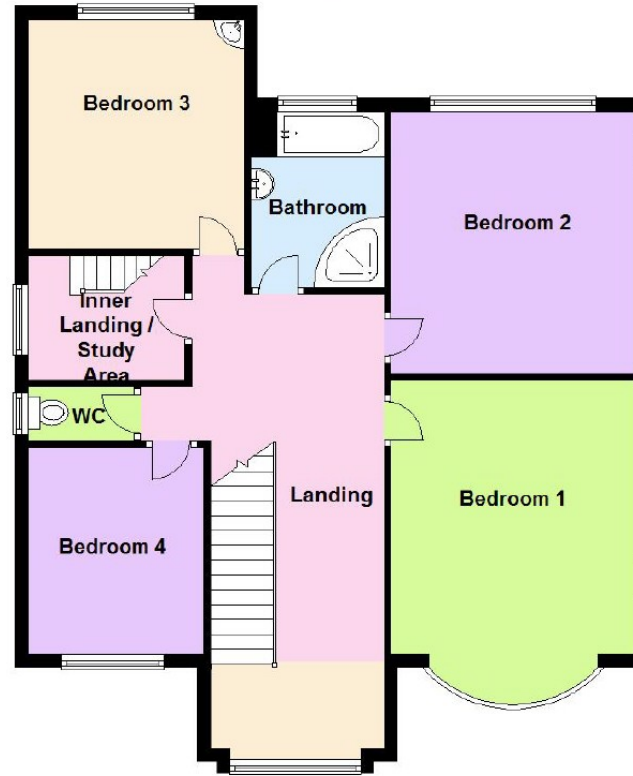
Ground Floor

Approx. 89.5 sq. metres (963.6 sq. feet)



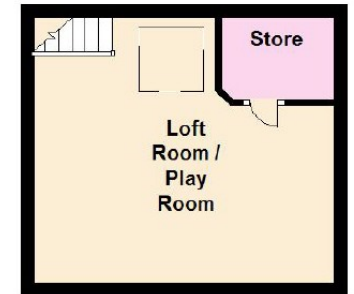
First Floor

Approx. 88.6 sq. metres (954.0 sq. feet)



Second Floor

Approx. 19.2 sq. metres (206.9 sq. feet)



Total area: approx. 197.4 sq. metres (2124.5 sq. feet)



Selby Road is within walking distance of 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 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.

West Bridgford lies within easy access of all major road Links, East Midlands Airport, and East Midlands Parkway Railway Station which provides speedy access to London.



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