

Superior Homes

262 Musters Road, West Bridgford, NG2 7DR



ROYSTON
& LUND



**262 Musters Road, West Bridgford,
Guide price £700,000**

Open days FRI 24 & SAT 25 November by appointment only
A skilfully extended four double bedroomed detached family home situated on Musters Road and within desirable school catchment area and benefits from 90ft south westerly facing garden. The vendors have created excellent family accommodation to include 28ft high spec Living Kitchen with bi-folding doors stepping out to the garden, reception hall, lounge, dining/games room, living kitchen, rear hall, utility, downstairs cloaks, boiler room, study, to the first floor are four double bedrooms, and master suite has walk in wardrobes and en-suite shower room, and family bathroom. The property has wired speaker system in the Living Kitchen and to the decked area. Viewing is absolutely essential.





- Exceptional Detached Family Home
- Approx 2300 sq ft
- Four Double Bedrooms
- Skilfully extended
- 28ft High spec Living Kitchen
- 17ft Lounge & Study
- Dining room/Games room
- Downstairs cloaks
- Master Bed + ensuite + walk in wardrobes
- EPC D
- 90ft rear garden
- South facing aspect



Directions

From our West Bridgford office turn left turn onto Gordon Road and take first exit at mini roundabout onto Rectory Road at the traffic lights continue straight over onto Musters Road and the property can be found on the right hand side

Accommodation

With solid oak front entrance door leading into the:

Reception Hall

With inset mat, Karndean wood effect floor, contemporary wall mounted radiator and stairs to the first floor, understairs storage with built in storage, internal window to the kitchen and oak wooden doors opening into:

Lounge

17'6" X 11'10" (5.33m X 3.61m)

With double glazed leaded window to the front elevation, two contemporary wall mounted radiators, wall light points, contemporary recess chrome gas living flame fire, and wiring for flatscreen television

Dining Room/Games Room

12'5" x 11'6" (3.78m x 3.51m)

With double glazed leaded window to the front elevation, wood effect karndean flooring, radiator, coving to ceiling, and cable and internet points

Living Kitchen

24'7" at widest x 28'8" at longest (7.49m at widest x 8.74m at longest)

Kitchen area is fitted with a range of high gloss fronted wall and base units with Silestone work surfaces over and central island, integrated Smeg stainless steel five ring gas hob with glass splashback and return, set below Bosch stainless steel extractor fan, motivation activated electronic doors, wall cupboard, integrated Bosch eye level combination double oven, integrated fridge and freezer, pantry space, central island has inset stainless steel one and half sink unit with chrome swan neck mixer tap over plus boiling water tap, and breakfast bar, wine fridge, recessed spotlighting.

Dining area has powder coated bi-folding doors which step out to and offer panoramic views over the south westerly facing rear garden. There are wall mounted contemporary radiators, wood effect Kardean floor, two velux skylights set into roof, wiring for flatscreen television, built in speaker system which extends to the decked patio area outside, solid oak doors leading to:

Rear Hallway

With ceramic tiled floor, velux skylights set within roof, recessed spotlighting, coat hooks for storage and doors opening to the:

Utility Room

6'2" x 6'10" (1.88m x 2.08m)

Fitted with a range of high gloss fronted wall and base units with work surfaces over, incorporating stainless steel sink unit set within, ceramic tiled floor, radiator, plumbing for washing machine, and dishwasher, double glazed window offering views over the rear garden

Downstairs Cloaks

Fitted with a two piece white suite comprising low flush w.c and wall mounted wash hand basin with chrome mixer tap over and fittings, mosiac tiled splashback, radiator, ceramic tiled floor, double glazed window to the side elevation

Boiler Room

With wall mounted Worcester Bosch combination gas central heating boiler, and pressurised heating system and door leading to the:

Study

10'11" x 8'7" (3.33m x 2.62m)

With double glazed window to the side elevation, radiator, recessed spotlighting

First floor landing

With recessed roof skylight with velux window to the rear elevation, loft hatch gives access to roof void, walk in storage cupboard, and doors opening to:

Master Bedroom

14'8" x 11'4" (4.47m x 3.45m)

With double glazed leaded dormer window to the front elevation, radiator, and doors leading to:

Walk in wardrobe

7'7" x 7'2" (2.31m x 2.18m)

Built in storage/wardrobes with hanging space, recessed spotlighting

En-suite to Master Bedroom

7'7" x 6'10" (2.31m x 2.08m)

Fitted with a four piece contemporary high spec suite comprising shower cubicle with mains fed soaker shower and extra shower fittings in chrome, his and hers vanity unit wash hand basins, with chrome taps over, and storage below, concealed cistern low flush w.c. Porcenlosa ceramic tiled wall and floor, double glazed window to the rear elevation, chrome towel radiator, recessed spotlighting, extractor fan

Bedroom Two

14'2" x 10'9" (4.32m x 3.28m)

With double glazed window to the rear elevation, radiator

Bedroom Three

12'6" x 10'3" (3.81m x 3.12m)

With double glazed leaded window to the front elevation, radiator

Bedroom Four

15'4" x 9'8" (4.67m x 2.95m)

With double glazed leaded dormer window to the front elevation, radiator, built in wardrobes

Family Bathroom

Fitted with a high spec four piece bathroom suite comprising Duravit faucet less panelled bath with central waterfall outlet, concealed cistern low flush w.c and walk in shower cubicle with glass shower screen, chrome soaker shower and extra shower fitting, his and hers wash

hand basins with chrome taps over, storage below, Travertine tiled flooring and tiled walls, chrome towel radiator, recessed spotlighting, double glazed window to the rear elevation, extractor fan, wiring for television.

Outside

To the front of the property is a generous block paved driveway offering parking for numerous cars, and a Bulwell stone boundary wall and gated access leading to block paved pathway adjacent to the drive which leads to the front door. The front garden has lawn and raised borders containing a variety of plants and shrubs. The Garage has side by side doors (this space has been converted to Study and storage and could easily be converted back to a Garage) and side gates which lead to the rear garden . The rear garden is of south-westerly aspect and measures approximately 90ft in length with a large decked patio which steps from the Living Kitchen, the garden has a York stone paved seating area, and is majority laid to lawn, with a variety of mature plants and shrubs offering privacy, outside lighting and outside tap

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 E , which we are advised, currently incurs a charge of £2188.90 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.





Total area: approx. 210.5 sq. metres (2266.2 sq. feet)



Musters Road is within close proximity to West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer, to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and delis. 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 within 3 miles. West Bridgford lies within easy access of all the major road Links, East Midlands Airport, and East Midlands Parkway Railway Station which provides speedy access to London.



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