



262 Musters Road  
West Bridgford, Nottingham, NG2 7DR  
Guide price £700,000



## 262 Musters Road

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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.

### Directions

### Accommodation

#### Reception Hall

#### Lounge

17'6" x 11'10" (5.33 x 3.61)

#### Dining Room/Games Room

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

#### Living Kitchen

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

#### Rear Hallway

#### Utility Room

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

#### Downstairs Cloaks

#### Boiler Room

#### Study

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







**First floor landing**

**Master Bedroom**

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

**Walk in wardrobe**

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

**En-suite to Master Bedroom**

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

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

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

**Family Bathroom**

**Outside**

**Services**

**Council Tax Band**



Floor Plan



Viewing

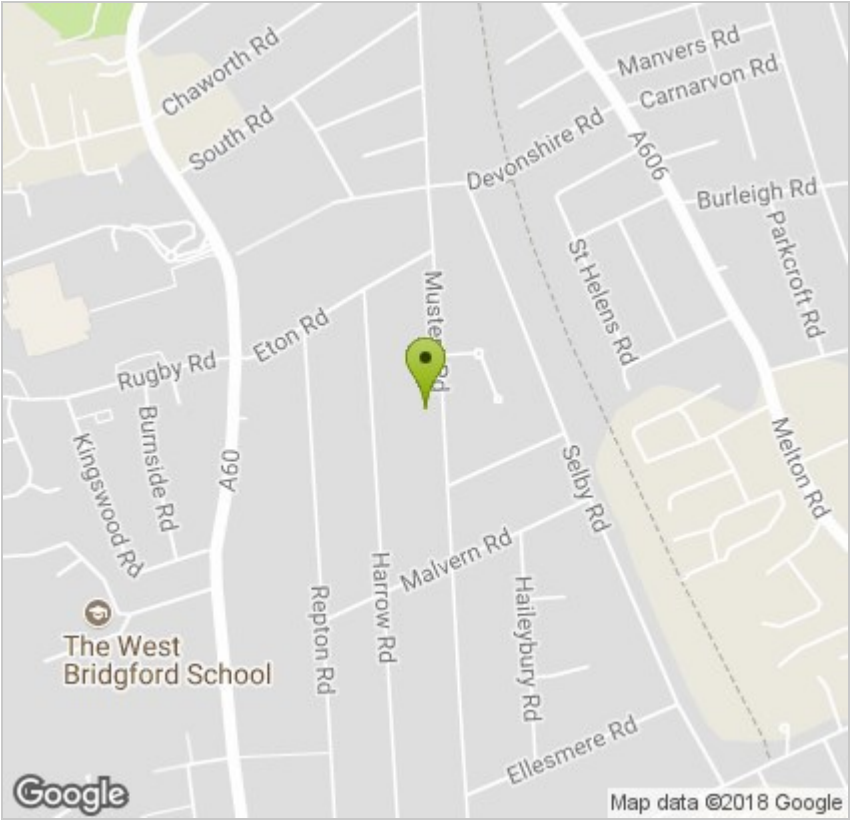
Please contact our West Bridgford Office on 0115 981 1888 if you wish to arrange a viewing appointment for this property or require further information.



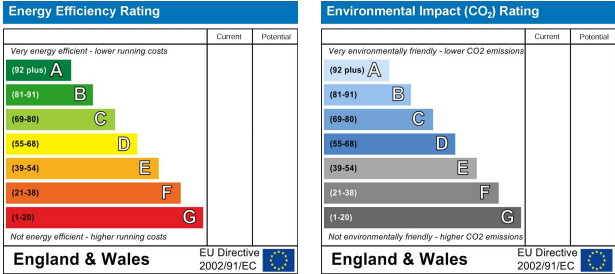
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Area Map



Energy Efficiency Graph



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