

29 Chantrey Road, West Bridgford, Nottingham, NG2 7NR

ROYSTON  
& LUND





**29 Chantrey Road, West Bridgford**  
**Nottingham, NG2 7NR**  
**Guide price £400,000**

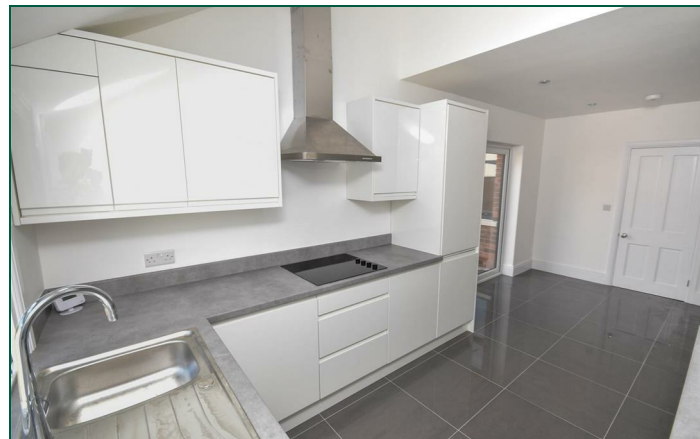
**GUIDE PRICE £400,000 - £425,000**

A totally refurbished period four bedroomed semi detached home, which has been excellently finished throughout with the accommodation set over three floors, being offered to the market with no upward chain and is just a short walk to the centre of West Bridgford with cafes, restaurants, shops and delis on Central Avenue.

Having undergone extensive works the property offers accommodation ready to move straight into.  
Call us today to book your appointment to view.

In brief the property comprises: gothic open entrance porch, reception hall, lounge and dining room, breakfast kitchen, downstairs cloaks and to the first floor are two double bedrooms and en-suite bathroom and an impressive four piece family bathroom. To the second floor are two further bedrooms with separate shower room.

The garden has low maintenance frontage, and a private lawned garden with brick built outbuilding at the rear





- Refurbished Period Semi
- Guide £400k-£425k
- Lounge, Dining Room
- 20ft Breakfast Kitchen
- Four Bedrooms
- Set over three floors
- Desirable school catchment
- Central Bridgford location
- EPC D





## Directions

From our office in West Bridgford take a right turn onto Gordon Road and at the mini roundabout take first exit onto Rectory Road stay on the road turn right at traffic lights onto Melton Road and then turn left onto Carlyle Road and right onto Chantrey Road and following the road round the property is on the right hand side identified by our For Sale board

## Accommodation

With arched open front entrance porch, with Oxblood quarry tiled floor, and double glazed solid wood front entrance door opening into

## Reception Hall

**22' in length (6.71m in length)**

With stairs rising to the first floor, radiator, original feature arch with original decorative corbels, and doors giving access to

## Downstairs Cloaks

Fitted with a contemporary white two piece suite comprising low flush w.c and vanity unit wash hand basin with chrome taps over, tiled splashback and storage below, ceramic tiled floor and extractor fan

## Lounge

**14'8" x 12'2" (4.47m x 3.71m)**

With bay sash wooden and double glazed window to the front elevation, radiator, impressive feature fireplace with feature surround, cast iron and tiled inset with open grate set upon a tiled hearth, tv aerial point, coving to ceiling, cupboard housing the electrical consumer unit

## Dining Room

**13' x 10'1" (3.96m x 3.07m)**

With feature chimney breast with recess offering potential for cast iron log burner and tiled hearth, double glazed wooden sash window to the rear elevation and radiator.

## Breakfast Kitchen

**19'2" x 8'11" (5.84m x 2.72m)**

Fitted with handleless high gloss fronted wall and base units with work surfaces over incorporating stainless

steel sink unit with swan neck mixer tap over, set below a sash window offering views over the rear garden, and further window to the rear elevation and part vaulted ceiling with velux window to the rear elevation, splashback return, integrated ceramic hob with stainless steel extractor fan above and stainless steel oven, cupboard housing the combination boiler and integrated fridge/freezer, integrated washing machine, integrated dishwasher, porcelain tiled floor, radiator, recessed spotlighting, double french doors which step out to the side courtyard.

## First Floor landing

With landing on a split level with stairs rising to the second floor, and radiator, and doors opening into:

## Bedroom One

**13'10" x 12' to wardrobe front (4.22m x 3.66m to wardrobe front)**

With built in wardrobes, radiator, double glazed wooden sash window to the front elevation, and door opening into:

## En-suite Shower Room

Fitted with a contemporary white three piece suite comprising shower cubicle with mains fed shower set in chrome, with glass shower screen, pedestal wash hand basin with chrome mixer tap over, low flush w.c and wall mounted chrome towel radiator, part tiled walls, ceramic tiled floor, sash wooden double glazed window to the front elevation

## Bedroom Two

**13' x 10'1" (3.96m x 3.07m)**

With double glazed wooden sash window to the front elevation, tv point, radiator

## Family Bathroom

**9'11" x 8'11" (3.02m x 2.72m)**

Fitted with a four piece contemporary white suite comprising double walk in shower cubicle with glass shower screen, mains fed shower over, free standing double ended bath with free standing chrome mixer taps with extra shower fitting, low flush w.c and vanity unit wash basin with chrome mixer taps over, storage drawers, wall mounted towel radiator, part tiled walls,

spotlights, and extractor fan, sash double glazed window to the side elevation

## Second floor landing

With stripped wooden floor, radiator, and loft hatch giving access to the roof void, and doors opening into

## Bedroom Three

**12'4" x 10'1" (3.76m x 3.07m)**

With stripped wooden floor, double glazed wooden sash window to the side elevation, radiator, tv point, feature skylight with velux window to the side elevation, and walk in cupboard

## Bedroom Four

**10' x 9'6" (3.05m x 2.90m)**

With double glazed wooden sash window to the rear elevation, double glazed wooden sash window to the side elevation, radiator and stripped wooden floor

## Shower Room

Fitted with a white three piece suite comprising double shower cubicle with electric shower over, low flush w.c and vanity unit wash hand basin with chrome mixer tap over, tiled splashback, under storage, ceramic tiled floor, radiator, spotlights, and extractor fan

## Outside

To the front of the property is a Bulwell stone boundary wall and gate leading to the paved frontage, with block pavior edging and slate shale for low maintenance and leads to the front entrance door. The gated side access leads through to the rear garden where there is a paved courtyard and accessed from the kitchen and a dwarf retaining wall with lawned garden, there is a path leading to the rear, with brick built outbuilding and outside tap

## Services

Gas, electricity, water and drainage are connected.

## Council Tax Band

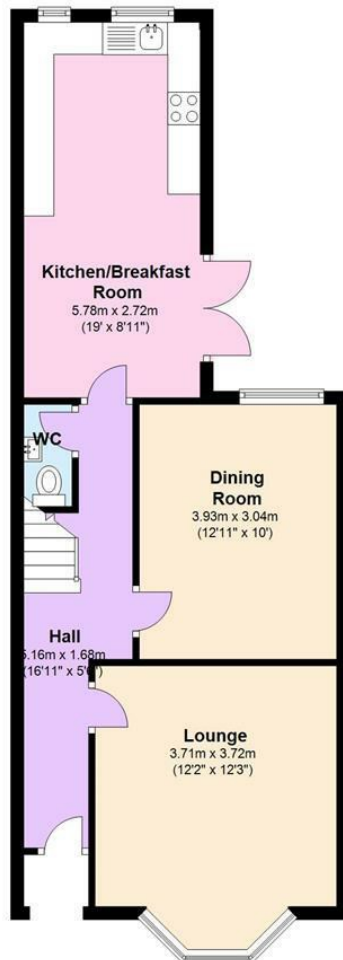
The local authority have advised us that the property is in council tax band D which, currently incurs a charge of £1873.68

Prospective purchasers are advised to confirm this.



### Ground Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



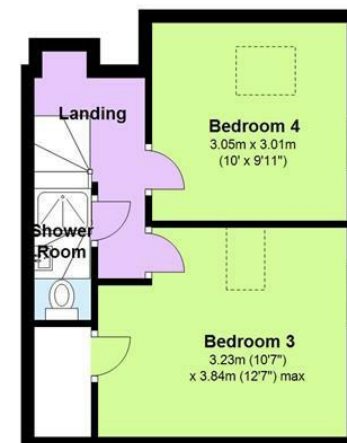
### First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



### Second Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



Total area: approx. 128.9 sq. metres (1387.2 sq. feet)





Chantrey Road is within walking distance 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.





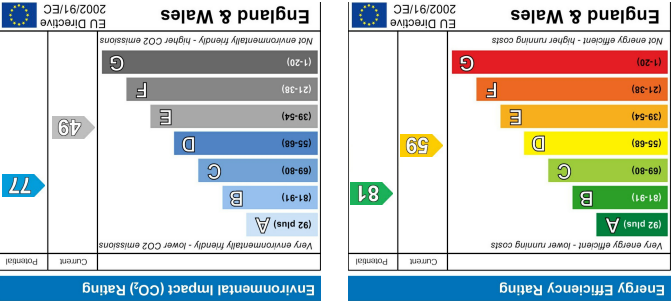
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Viewing

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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