

Superior Homes

60 Julian Road, West Bridgford, Nottingham, NG2 5AP



ROYSTON
& LUND



**60 Julian Road, West Bridgford
Nottingham, NG2 5AP
Guide price £399,950**

GUIDE PRICE £399,950-£420,000

A beautifully presented and refurbished Edwardian semi detached property situated in the sought after location of Lady Bay, just a short walk from The Hook nature reserve.

The property briefly comprises open entrance porch, spacious reception hall, lounge, sitting room, kitchen diner, to the first floor are three good sized bedrooms and a family bathroom and to the second floor is an uniquely designed loft conversion, creating a Master Bedroom suite with Juliet balcony, walk- in dressing area and an en-suite shower room.

There are replacement wooden double glazed windows and door to the front, and a recently fitted gas central heating system, The chimney in the lounge has a quality Jotul cast iron wood burning stove.

Outside there is a west facing rear garden, which is well manicured with plants shrubs and perennial flowers.

Viewing is highly recommended





- Stunning Edwardian Semi
- Guide £399,950- £420,000
- Impressive Entrance Hallway
- Kitchen Diner
- Four Bedrooms
- Modernised and Refurbished
- En-suite & Dressing Room
- Double Glazed & GFCH
- West Facing Rear Garden
- Viewing recommended



Directions

From our office in West Bridgford take a left turning onto Gordon Road then third exit at roundabout onto Albert Road and then turn right onto Mabel Grove and at the junction go straight over Radcliffe Road onto Rutland Road then turn right stay on this road and then turn left onto Julian Road and continue across Trent Boulevard and the property can be found on the left hand side identified by our For Sale board

Accommodation

Arched open front entrance porch with corbels, overhead light, re-tiled inset handmade crackle glazed metro tiles giving a traditional period effect, newly fitted solid wooden five point multi locking door with obscure glazed window and double glazed light over gives access into the

Reception Hallway

With wood effect Karndean floor, radiator, feature arch with corbels, cornice coving to ceiling, pendant light, stairs leading to the first floor with wooden balustrade, alarm control pad, smoke detectors, wooden doors off the hall give access to:

Lounge

13'5" into bay x 13' (4.09m into bay x 3.96m)

With replacement solid wood double glazed factory painted bay window with bar lights over, fitted blinds, open recessed chimney breast with Indian sandstone hearth and solid oak plinth over, fitted with a Jotul cast iron multi fuel burning stove, coving to ceiling, fitted shelving into recess, tv aerial point, radiator, pendant light

Dining Room

11'3" x 10'11" (3.43m x 3.33m)

Currently being used as a Playroom, having an original cast iron feature surround with original tiled slips, wooden double glazed window to the rear elevation, picture rail, cornice coving to ceiling, central pendant light, radiator, fitted oak shelving into recess.

Kitchen/Diner

17'2" x 11'6" (5.23m x 3.51m)

Fitted with painted solid oak fronted wall drawer and base units with work surfaces over, inset double bowl stainless steel sink unit with mixer tap over, integral Bosch dishwasher, carousel pan drawer, tiled splashbacks, free standing gas double oven with glass and stainless steel extractor hood over, bespoke handmade floor to ceiling larder cupboard with built in shelving and storage compartments, wall mounted cupboard housing the Worcester Bosch gas central heating boiler, and housing for an upright fridge/freezer, tiled floor,

radiator, handmade wall units, cupboard housing the meters, radiator and double glazed windows overlooking the side and rear elevations, cottage style stable door with double glazed unit and five bolt multi locking system, recessed chimney breast with brick hearth, and mantle over, useful understairs storage cupboard.

First floor

Landing with stairs leading to the second floor with matching balustrade, pendant light, smoke alarm and floor to ceiling storage cupboard, wooden doors off the landing give access to:

Bedroom Two

16'10" x 10'11" (5.13m x 3.33m)

With two solid wood replacement double glazed factory painted windows to the front elevation, with matching bar to the lights, matching with the downstairs bay window, radiator, varnished stripped wooden floor, original cast iron fireplace with original slips, picture rail

Bedroom Three

11'4" x 11'1" (3.45m x 3.38m)

With wooden double glazed window overlooking the rear garden, radiator, built in floor to ceiling handmade wardrobe

Bedroom Four

12'11" reducing to 8' x 11'7" (3.94m reducing to 2.44m x 3.53m)

An L shaped room with wooden double glazed window overlooking the rear garden, built in floor to ceiling cupboard, former airing cupboard with fitted shelving, and storage area

Family Bathroom

Fitted with a white four piece suite with panelled bath with overhead shower, curtain and rail, low flush w.c and pedestal wash hand basin, bidet, exposed wooden floor, tiling to walls, and wooden obscure double glazed window to the side elevation, radiator.

Second floor

Landing with double glazed window to the rear elevation, chrome spotlights, smoke alarm, door off giving access to the Master Bedroom Suite and second door gives access to the Storage/Laundry area

Storage/Utility

17'2" x 5'4 (5.23m x 1.63m)

Fitted with power and light, plumbing for washing machine, boarded with useful storage space

Master Bedroom

11'3" x 9'3" (3.43m x 2.82m)

With double glazed french doors onto a Juliet balcony facing the rear elevation, radiator, chrome spotlights, two feature pendant lights into the chimney recess, recessed wardrobe over the stairwell, opening into the:

Dressing Area

11'3" x 7' (3.43m x 2.13m)

With restricted head height and recessed fitted wardrobe with rails, chrome spotlights, fitted cupboards and shelving into the eaves recess, velux window to the front elevation with fitted blind, door leading to

En-suite Shower Room

Fitted with a three piece suite comprising walk in double shower cubicle, with rainfall head shower, off the mains system, overhead extractor fan, chrome spotlights, wall mounted Villeroy and Bosch wash hand basin with mixer tap over, concealed cistern low flush w.c and chrome towel radiator, tiled floor and matching tiling to walls, velux window to the front elevation

Outside

To the front of the property is a Bulwell stone front walled garden with gated access leading to the gravelled front pathway giving access to the front entrance door. There are plants shrubs and perennial flowers in the front garden with gated side access leading to the rear garden where there is gravelled side pathway with gravelled area with wood store, and garden shed. The sunny west facing rear garden has seating areas, and gravelled pathway, raised borders containing a wide variety of plants shrubs and perennial flowers, the lawned garden is fully enclosed by walls, and fencing.

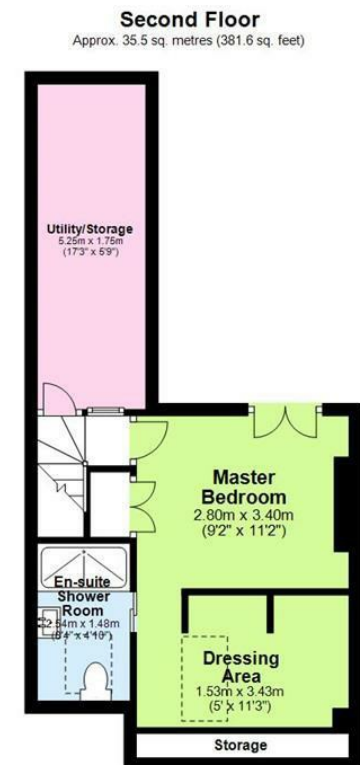
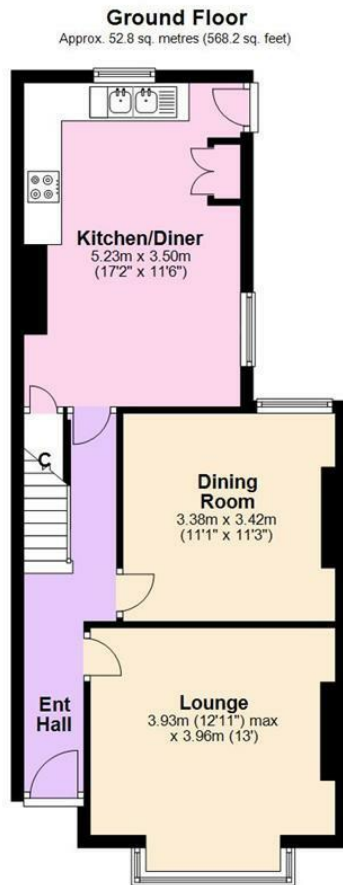
Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band C which, currently incurs a charge of £1665.50 Prospective purchasers are advised to confirm this.





Total area: approx. 141.6 sq. metres (1524.3 sq. feet)



Julian Road is situated in the popular Lady Bay area of West Bridgford 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 deli's.

Close by there is Holme Pierrepont Country Park which has approximately 270 acres of country park and is also home to the National Sports Centre which has undergone a £6.7 million redevelopment as well as a comprehensive water sports facility there is accommodation and campsite, a gym, and a family fun park with high ropes course nature trails for walking and cycling and even Segway hire 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 of the 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.

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