

Superior Homes

12a Beaufort Court, West Bridgford, Nottingham, NG2 7TB



ROYSTON
& LUND



12a Beaufort Court, West Bridgford
Nottingham, NG2 7TB
Price guide £379,995

OPEN DAY SATURDAY 9 MARCH - by appointment only

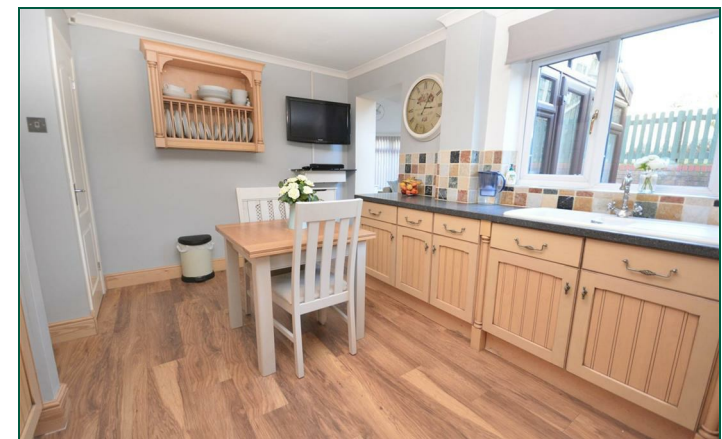
A modern four bedroom detached property situated in a cul-de-sac location on the edge of the popular Compton Acres development in West Bridgford.

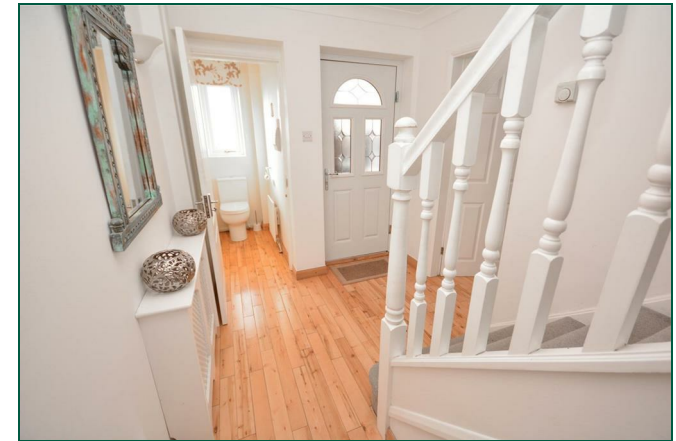
The property has double glazing, gas central heating and in brief the accommodation comprises entrance lobby, entrance hallway, lounge/ dining room, dining kitchen, garden room, downstairs w.c., and to the first floor are four good sized bedrooms with an en-suite shower room to the master bedroom and a family bathroom.

Externally there are established gardens to the front and rear of the property, with off road parking on a block paved driveway leading to the integral single garage.

The property provides easy access both into West Bridgford Town Centre and Nottingham City Centre, either by public or private transport.

Early internal viewing is highly recommended to appreciate the accommodation on offer.





- Detached Family House
- Four Bedrooms
- Lounge/Diner
- Kitchen/Diner
- Garden Room
- GFCH & UPVC Double glazing
- Master Bedroom + Ensuite
- Integral Garage
- EPC D
- Landscaped rear garden



Directions

Travelling away from our West Bridgford office, and turn left onto Rectory Road and continue over the traffic lights into Musters Road and at the top of the road turn right onto Boundary Road, then turn left onto Loughborough Road continue along and at the traffic lights turn right onto Europa Way then at the roundabout take the first exit onto Brompton Way take the third left turning onto Beaufort Court where the property can be found directly ahead

Accommodation

Wood effect upvc double glazed composite front entrance door with matching upvc double glazed wood effect windows to the front and side elevations, give access into:

Entrance Porch

With wooden floor, brick and upvc built with overhead light, wood effect composite double glazed front entrance door gives access into

Reception Hallway

With stairs leading to the first floor, with wooden balustrade and turned spindles, thermostat control, understairs storage cupboard, pendant light, coving to ceiling, smoke alarm, wooden floor, radiator with fitted cover, door leading to the Garage and doors off leading to:

Downstairs Cloaks

Fitted with a white two piece suite comprising low flush w.c and wall mounted wash hand basin with mixer tap over and tiled splashback, wooden floor, radiator, obscure upvc double glazed window to the front elevation, alarm control pad

Lounge/Diner

22'10" x 11'7" (6.96m x 3.53m)

A large spacious Lounge and Dining area with wooden floor and coal effect gas fire with feature surround and hearth, upvc double glazed window to the front elevation, two pendant lights, coving to ceiling, radiator with fitted cover, second radiator, wall mounted tv aerial point, coving to ceiling, telephone point and glazed double doors to the Garden room

Garden Room

11'10" (10'3") x 18'4" (3.61m (3.12m) x 5.59m)

Formerly built as a P shaped Conservatory now having a

replacement Metrotile roof creating a Garden room with aluminium structure Metrotile roof which is a lightweight tiled roof, wood effect laminate floor, power points, and upvc double glazed windows overlooking the rear garden, upvc double glazed french doors opening onto the side patio, wall lighting, radiator with fitted cover, part vaulted ceiling with pendant lights, doorway gives access to the Breakfast Kitchen

Breakfast Kitchen

15'6" x 10'10" (4.72m x 3.30m)

Fitted with a range of wall drawer and base units with work surfaces over, inset porcelain bowl and a half sink unit with mixer tap over, integral fridge/freezer and Rangemaster double oven and grill with five ring gas hob with Rangemaster extractor hood over, over counter lighting, tiled splashbacks, glass display units, upvc double glazed window overlooking the rear garden, integral dishwasher, radiator with fitted cover, matching wall mounted plate rack unit, wall mounted tv aerial point and larder cupboard with built in light, coving to ceiling.

Integral Garage

16'11" x 8'10" (5.16m x 2.69m)

With up and over front door, overhead light, at the rear of the garage is plumbing and space for a fridge a washing machine and a tumble dryer, and a freezer with further wall shelving and wall mounted Glow-worm gas central heating boiler and a double glazed door to the side elevation, and an internal door leading into the Hallway.

First floor Landing

With access to loft, cupboard housing the hot water cylinder with fitted shelving, smoke alarm, coving to ceiling and doors off leading to

Bedroom One

15'9" into bay x 12'2" max (4.80m into bay x 3.71m max)

With upvc double glazed bay window to the front elevation, tv aerial point, radiator, fitted wardrobes to one wall, elevated views over Nottingham, door gives access to

En-suite Shower Room

Fitted with a white three piece suite comprising shower cubicle with electric Mira spirit shower over, low flush w.c and pedestal wash hand basin, chrome towel radiator, tiled

floor, tiling to walls, electric shaver point, mirror fronted wall cabinet, obscure double glazed window to the front elevation

Bedroom Two

15'2" x 11'8" (4.62m x 3.56m)

With upvc double glazed window with elevated views to the front elevation, radiator

Bedroom Three

9'7" x 7'10" (2.92m x 2.39m)

With built in recessed wardrobe, upvc double glazed window to the rear elevation overlooking the garden , radiator

Bedroom Four

9'6" x 9'5" (2.90m x 2.87m)

With upvc double glazed window overlooking the garden, radiator, fitted shelving

Family Bathroom

Fitted with a white three piece suite comprising free standing roll top bath with central shower mixer tap over, pedestal wash hand basin, low flush w. c and mirror fronted wall cabinet, electric shaver point, chrome towel radiator, part tiling to walls, tiled floor, obscure double glazed window to the rear elevation.

Outside

To the front of the property is a block paved driveway providing ample off road parking which leads to the integral Garage. There is gated side access leading through to the rear garden, where there is a block paved rear patio area with steps upto the tiered lawned garden with raised decking , electric power point, pergola, and attractive seating area. There are well stocked established borders containing a variety of plants shrubs and perennial flowers, and steps upto a higher level. The rear garden is fully enclosed.

Services

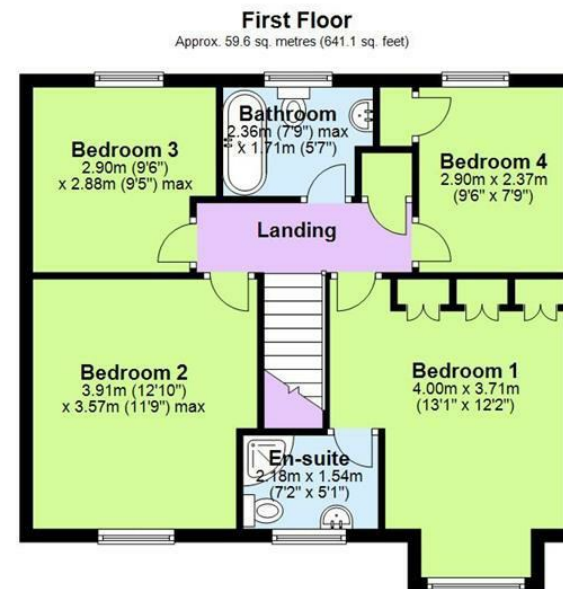
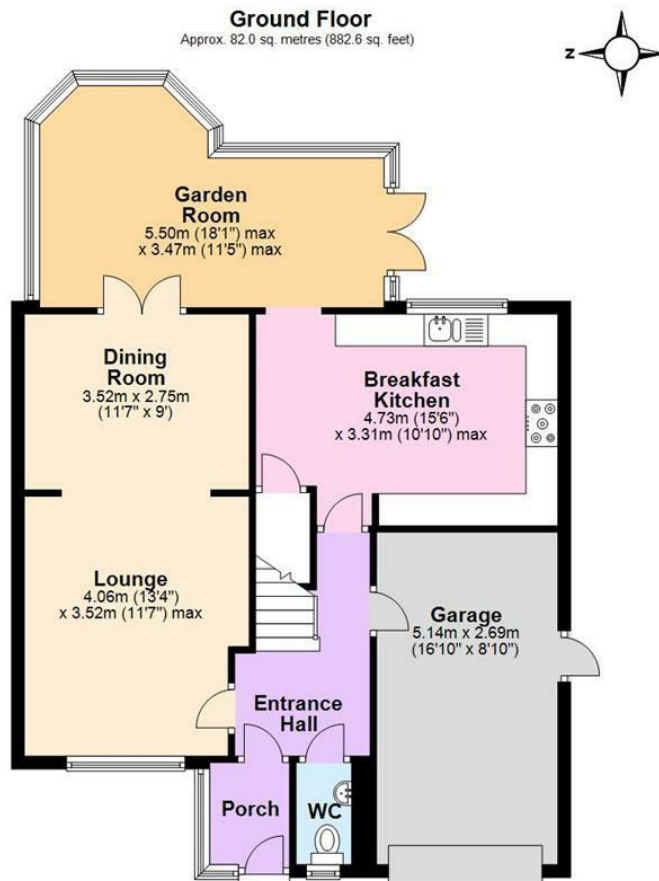
Gas, electricity, water and drainage are connected.

Council Tax Band

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

Prospective purchasers are advised to confirm this.





Total area: approx. 141.6 sq. metres (1523.7 sq. feet)



Compton Acres 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.

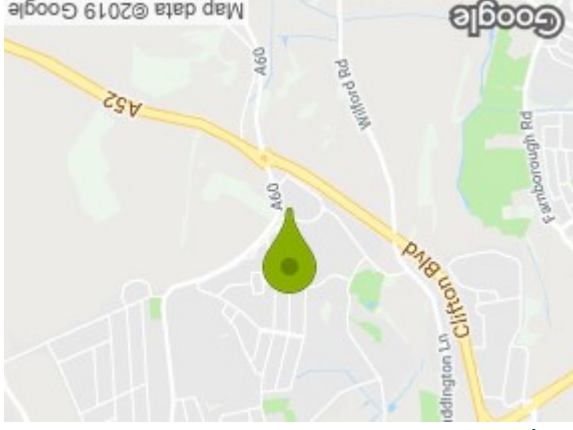
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