

# Superior Homes

6 Rydal Gardens, West Bridgford, Nottingham, NG2 6JR



ROYSTON  
& LUND





**6 Rydal Gardens, West Bridgford  
Nottingham, NG2 6JR  
Guide price £675,000**

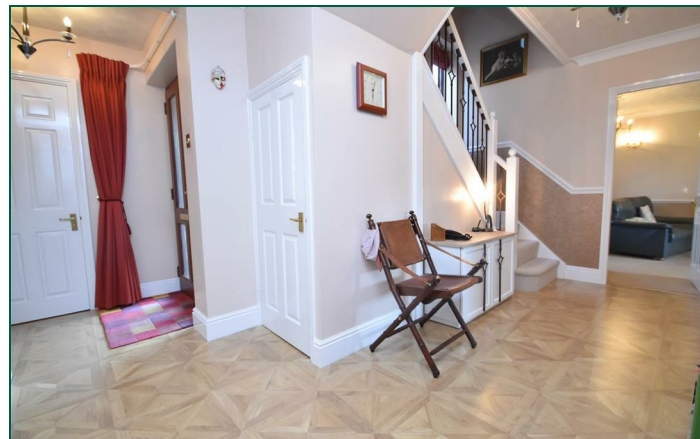
**GUIDE £675,000 TO £700,000**

A rare opportunity to purchase an individual detached four bedroomed family home situated in this sought after cul de sac of Rydal Gardens in West Bridgford. Originally built by David Wilson this exclusive development has houses which rarely come to the market and this house offers excellent scope for further expansion and re-modelling (subject to relevant permissions being obtained) The property is well maintained and immaculately presented throughout.

In brief the accommodation comprises: reception hall, lounge, dining room, breakfast kitchen, utility and downstairs cloaks/wc and a study or music room. To the first floor there are four bedrooms, and an en-suite shower room to the master bedroom plus a family bathroom.

Outside there is potential space above the Double Garage to create a further bedroom and en-suite (subject to planning permissions being obtained) and there are landscaped gardens to the front side and rear.

Call us today to arrange your viewing appointment







- Rare Opportunity
- Large Detached Family Home
- Excellent scope for expansion
- Lounge & Dining Room
- Breakfast Kitchen & Utility
- Study & Downstairs Cloaks
- Four Bedrooms
- Family Bathroom & En-suite
- Attached Double Garage
- Private landscaped gardens



### Directions

From our Office in West Bridgford take a right turn onto Gordon Road continue onto Trevor Road and at the end of the road turn right onto Valley Road, at traffic lights turn right onto Melton Road then turn immediately left onto Rydal Gardens and the property is situated on the right hand side identified by our For Sale board

### Accommodation

Double glazed wooden front entrance door opening to

### Entrance Hall

**14'7" x 8'6" (4.45m x 2.59m)**

With wood effect parquet floor, stairs rising to the first floor, understairs storage cupboard, telephone point, (maintained alarm system) alarm control pad and radiator, and doors opening to

### Lounge

**23'7" x 11'9" (7.19m x 3.58m)**

With dual aspect with a feature box bay window to the front elevation and double glazed french doors which step out to the rear garden, tv point, recently fitted stone fire surround with gas living flame fire set upon marble hearth, two radiators, dado rail and ceiling coving and wall light points

### Dining Room

**11'4" x 11'10" (3.45m x 3.61m)**

With double glazed window to the rear elevation offering views over the garden, wall light points, coving to ceiling, radiator

### Breakfast Kitchen

**14'7" x 10'5" (4.45m x 3.18m)**

Fitted with a range of wall and base units with work surfaces over, inset one and a half Franke sink unit with chrome mixer tap over, and filter tap and set below a double glazed window offering views over the rear garden, with brushed marble tiled splashbacks, space for dishwasher, space for fridge, space for freezer, eye level Neff stainless steel oven and integrated Neff induction hob with a contemporary stainless steel extractor hood over, ceramic tiled floor, further double glazed window to the side elevation, radiator, and door giving access to:

### Utility Room

With a continuation of the wall and base units with work surfaces over inset one and a half sink unit with chrome mixer tap over, marble tiled splashbacks, plumbing for washing machine, ceramic tiled floor, radiator, and door leading to the side elevation, and double glazed window to the side elevation

### Study/Music Room

**7'11" x 9'1" (2.41m x 2.77m)**

With double glazed window to the side elevation, radiator, and loft hatch giving access to roof void

### Downstairs WC

Fitted with a contemporary white two piece suite comprising concealed cistern low flush w.c and vanity unit ceramic wash hand basin with chrome mixer tap over, tiled splashbacks, wall mounted chrome towel radiator, double glazed opaque window to the side elevation

### First floor

Galleried landing with two double glazed windows to the front elevation, radiator, and doors leading to

### Bedroom One

**12'10" x 12'7" (3.91m x 3.84m)**

With double glazed window to the rear elevation, built in furniture to include wardrobes, chest of drawers, radiator, wall light points, and door leading to:

### En-suite Shower Room

Fitted with a contemporary three piece suite with double walk in shower cubicle with glass shower screen and mains fed shower over, corner low flush w.c and vanity unit wash hand basin with chrome mixer tap over, ceramic tiled floor, ceramic tiled walls, low voltage spotlighting, and opaque double glazed window to the rear elevation, and contemporary radiator.

### Bedroom Two

**11'10" x 10'7" (3.61m x 3.23m)**

With double glazed window to the rear elevation, radiator and built in wardrobe

### Bedroom Three

**11'10" at widest x 9'11" (3.61m at widest x 3.02m)**

An L shaped room with double glazed window to the front elevation, radiator and built in wardrobe and dressing table

### Bedroom Four

**7'10" x 12,1" (2.39m x 3.66m,0.30m)**

With double glazed window to the front elevation, with radiator,

### Family Bathroom

Fitted with a three piece suite comprising corner bath with shower over, glass shower screen, and vanity unit wash hand basin with chrome mixer tap over, low flush w.c and porcelain tiled walls and floors, access to loft, airing cupboard housing water cylinder, wall mounted chrome towel radiator, and shaver point

### Double Garage

**15'9" x 18'5" (4.80m x 5.61m)**

With up and over door, double glazed window to the side elevation, potential loft storage space, New (April 2019) Worcester Bosch boiler, power and light and courtesy door to the side and rear elevation

### Outside

To the front of the property is a chain link boundary and a low maintenance gravelled frontage with two mature Copper Beech trees and paved driveway offering parking for cars and leads to attached double Garage and gravelled frontage, leading to the open canopied porch and front entrance door.

The rear garden is to the majority laid to lawn, with private aspect backing onto green mature space with a patio stepping from the lounge and raised patio at the rear where there is bedding areas, a mature Yew tree, and decked seating area, pond feature, space to either side one which has hardstanding and garden shed, and one which leads to the Utility room at the rear of the Garage. There is also outside lighting and outside tap and outside power point.

### 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 G which, currently incurs a charge of £3269.15 Prospective purchasers are advised to confirm this.

### Additional Services

We offer a range of additional referral services to clients to aid them in their sale or purchase. It is your decision as to whether you choose to use any of these services.

In making that decision, please be aware that Royston and Lund will receive a referral fee of £65 (inc vat) for conveyancing services, from the companies that we recommend,

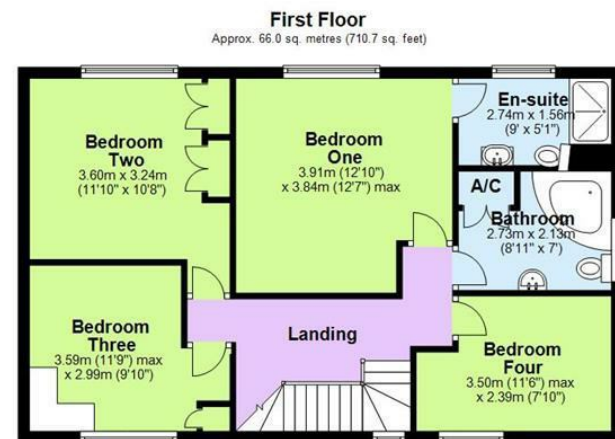
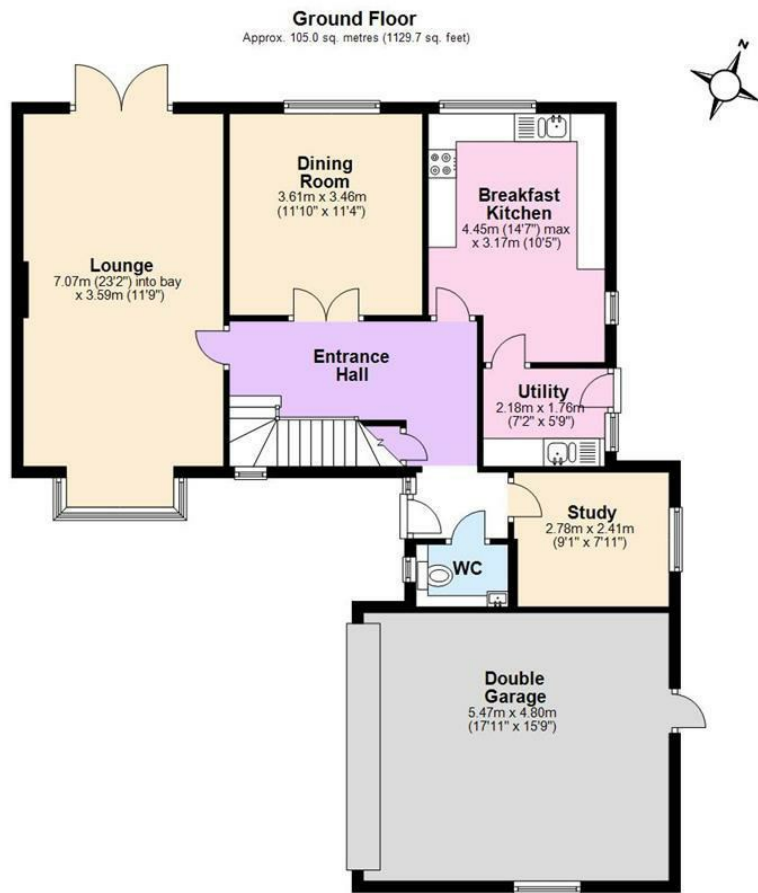
We receive a difference of £35 (inc vat) for the arrangement and administration of each epc and floorplan through Talkgreen property surveyors.

With the referral of mortgages and mortgage related products, our average fee that we receive from Financial Services is £120 (inc vat)

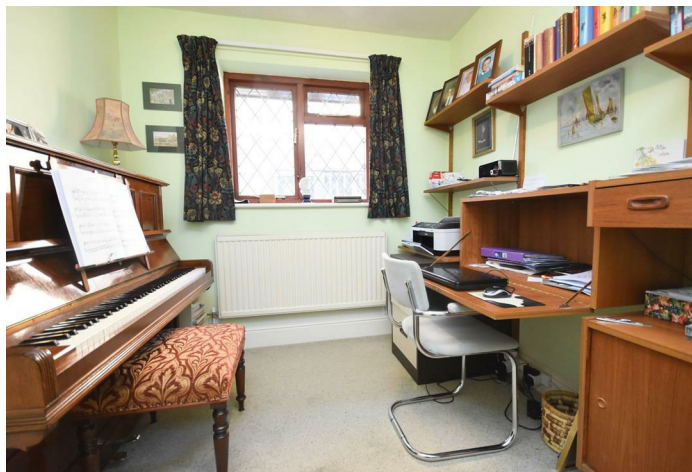








Total area: approx. 171.0 sq. metres (1840.4 sq. feet)



Rydal Gardens is located off Melton Road and 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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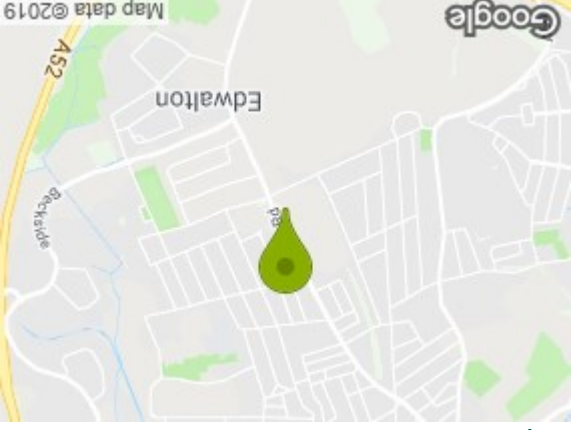


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