Superior Homes

ROYSTON & LUND



38 Quayside Close

| NG2 3BP

Asking Price £425,000

A stunning four-bedroom townhouse positioned on the highly desirable Quayside Close, boasting spectacular views over the River Trent, Trent Bridge and Nottingham Forest's City Ground. Situated on a quiet residential street overlooking the river, the property enjoys a fantastic location within easy reach of a wide range of local amenities, just a short walk from West Bridgford's Central Avenue and Nottingham Train Station. With major sporting venues on the doorstep, excellent transport links and an enviable riverside setting, this impressive property would be an ideal fit for a growing family.

Ground floor accommodation comprises a generously sized entrance hall providing access to a versatile study/fourth bedroom, a convenient downstairs WC and a separate utility room with French doors opening directly onto the rear patio. Stairs from the entrance hall lead to the first-floor accommodation.

The heart of the home is undoubtedly the impressive open-plan first floor, thoughtfully designed to incorporate the living, dining and kitchen areas, creating a fantastic space for modern family living and entertaining. The living area benefits from full-width bi-folding doors opening onto a private balcony, showcasing stunning elevated views across the River Trent towards Trent Bridge and Nottingham Forest's City Ground. The dining area offers ample space for family gatherings and entertaining guests, while the contemporary kitchen boasts a range of high-quality base and wall units complemented by integrated appliances, providing both practicality and style. The abundance of natural light, spacious layout and exceptional riverside outlook combine to create a truly impressive living environment.











- Four Bedroom Town House
- Beautifully Presented Throughout
- High Quality Fixtures And Fittings
- Full Width Bifold Doors Which Overlook The River Trent
- Ample Off Street Parking
- Open Plan First Floor
- Ensuite And Family Bathroom
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D /// Freehold - Council Tax Band - E






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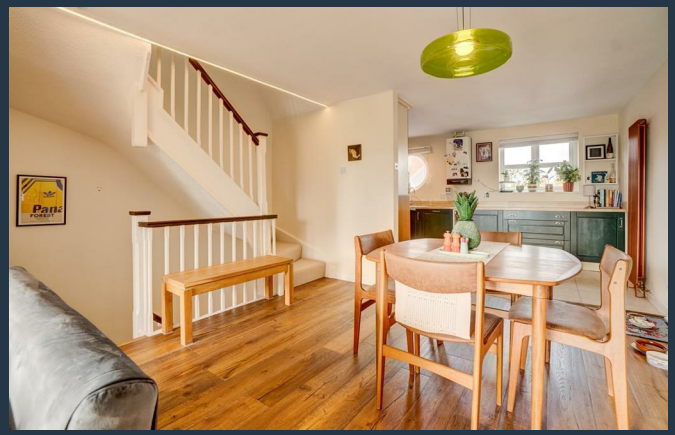










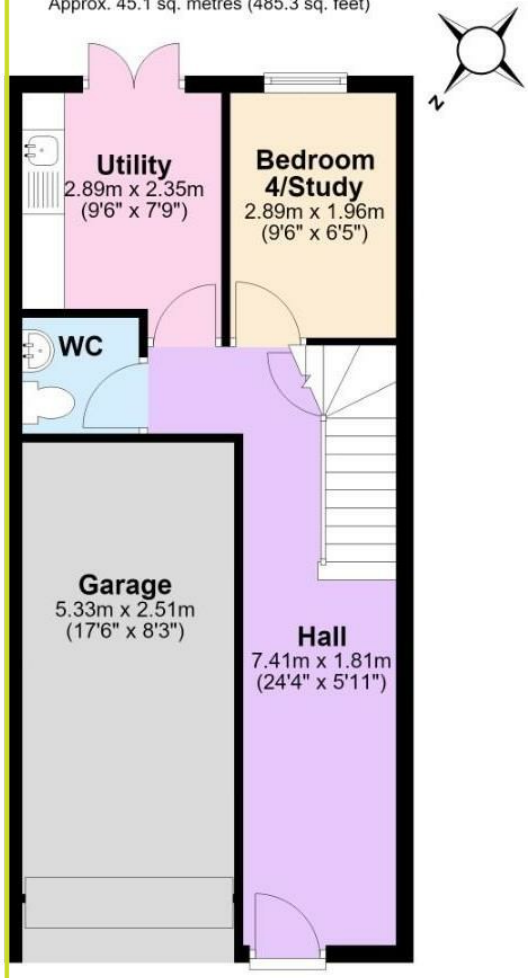




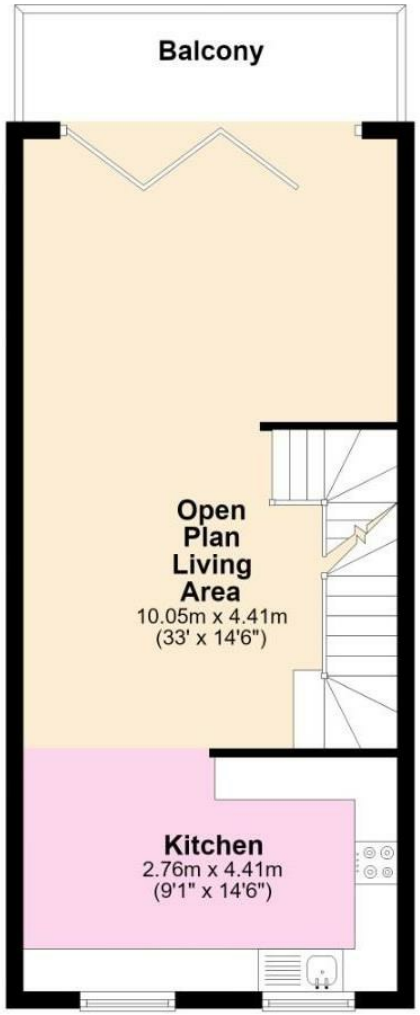
The second floor comprises a further three well-proportioned bedrooms. The principal bedroom is a generous double, benefiting from built-in sliding wardrobes and access to its own modern en-suite shower room. Bedroom two is another spacious double, while the third bedroom is a well-sized single, currently utilised as a home office, offering flexibility to suit individual needs. All three bedrooms are served by a separate three-piece family bathroom, comprising a bath, wash basin and WC.

To the front of the property, there is ample off-street parking along with access to a generously sized single garage, providing additional secure parking or useful storage space.

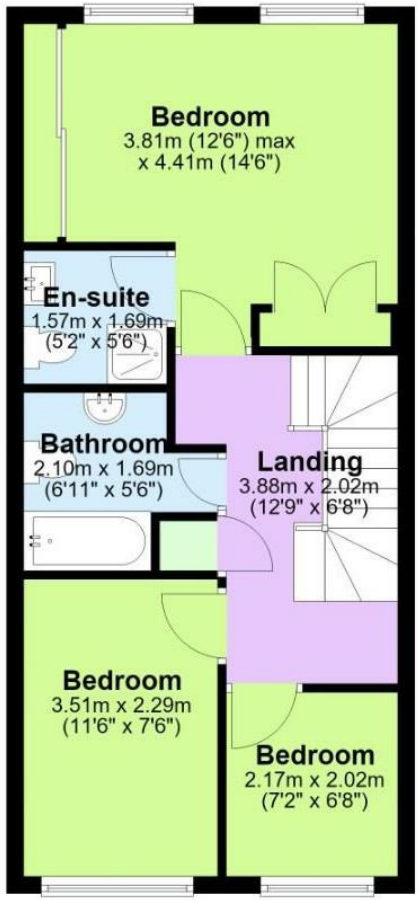
Ground Floor
Approx. 45.1 sq. metres (485.3 sq. feet)



First Floor
Approx. 44.4 sq. metres (477.8 sq. feet)
(excluding Balcony)



Second Floor
Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 133.9 sq. metres (1441.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

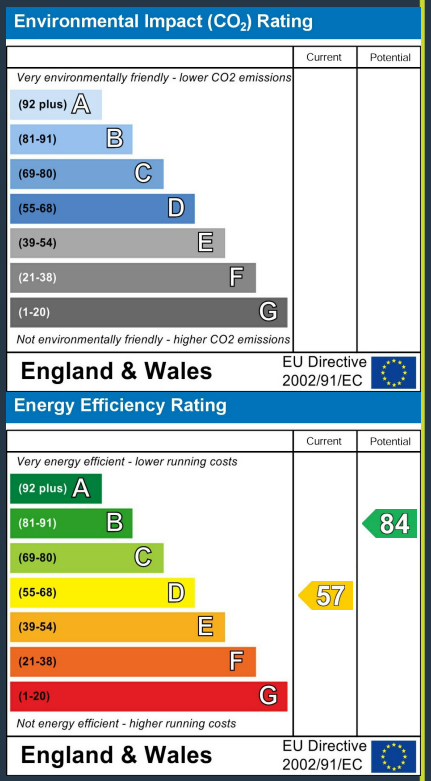
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