



Gable Ends Main Street

Wysall | NG12 5QS | £995,000

**ROYSTON
& LUND**

- Five Well Proportioned Double Bedrooms
- Principle Living Room With Log Burner And Bifold Doors
- Bespoke Outdoor Kitchen And Bar Area With Pergola and Outdoor Seating
- Ample Off Street Parking With Room For Five Vehicles
- EPC Rating - C
- Open Plan Kitchen Dining Room With Bifold Doors
- High Quality Fixtures And Fittings And Integrated Kitchen Appliances
- Master Bedroom with Built In Wardrobes and Ensuite
- In The Catchment For Well Regarded School
- Freehold - Council Tax Band - G





Royston and Lund are delighted to bring to the market Gable Ends, a beautifully presented detached property occupying a glorious plot measuring approximately 1/4 of an acre in a secluded and private setting just off Main Street in the village centre of Wysall.

Measuring approximately 3000 sq.ft there is a light and airy feel throughout, a welcoming entrance hallway gives access to a downstairs w/c and study/home office to the left. All of which are equipped with Moduelo flooring. A formal reception room to the rear boasts full width bi-folding, floor-to-ceiling doors opening to the rear garden with a feature panelled wall and log burner. The open plan kitchen/diner is an absolute showstopper, floor-to-ceiling windows to the front elevation allow light to flood in to the kitchen area with bi-fold doors to the rear elevation opening to the rear garden plus a set of floor-to-ceiling windows next to the bi-folds allowing light to flood in from the rear.

The kitchen area features a central island with Corian worktop and integrated induction hob, in-built ceiling extractor fan and dishwasher with a range of base level drawers and cupboards, plus space for bar stools and integrated power sockets. The main kitchen wall features a Quartz worktop with an integrated sink, fridge, freezer, oven, microwave oven and warming drawer. The dining area offers ample space for a large dining table with an inbuilt pantry cupboard and separate storage cupboard. Off the kitchen/diner is a separate pantry space and utility room with Belfast wash basin and integrated fridge with plenty of room for freestanding appliances and a glazed door opening to the rear garden.

To complete the ground floor, there is a second reception room with feature floor-to-ceiling windows to the front elevation with stairs leading up to the fifth bedroom, complete with its own ensuite shower room - great for a guest wing or teenage/adult children.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	73

England & Wales EU Directive 2002/91/EC

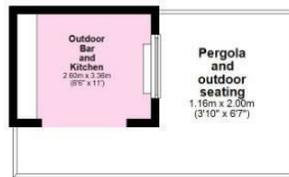
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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Ground Floor

Approx. 170.2 sq. metres (1832.2 sq. feet)



First Floor

Approx. 113.3 sq. metres (1219.4 sq. feet)



Total area: approx. 283.5 sq. metres (3051.6 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND