



Richmond Butt Lane

East Bridgford | NG13 8NY | Offers In Excess Of £660,000

ROYSTON
& LUND

- Open plan kitchen/ family/ dining
- Cloaks
- Private garden
- Separate utility room
- Dressing room
- 2 en-suite bedrooms
- Double garage
- Eco Electric home
- Separate, spacious lounge
- Family Bathroom





The Richmond offers space for all the family, complete with modern finishes and luxuries including underfloor heating as standard. This four-bedroom home is part of the Heritage Collection, combining a classic exterior inspired by Arts & Crafts architecture with a modern interior designed for contemporary lives. As an Eco Electric home, The Richmond offers superb energy efficiency via air source heat pump.



As well as a generous double garage, the ground floor boasts a utility room for convenience and keeping everything organised. As well as the spacious lounge, there's a separate family sitting area just off the open-plan dining/kitchen area, so there really is room for everyone - whether you're gathering together or looking for a bit of space.

Upstairs, two of the four bedrooms offer en-suite bathrooms with walk-in showers, while the main bedroom also boasts a walk-in wardrobe. There's a centrally located family bathroom with a bathtub, and both of the remaining bedrooms are also spacious, with room for personalising with additional storage as desired.



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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
England & Wales EU Directive 2002/91/EC		



THE RICHMOND

GROUND FLOOR

1 Lounge	17'7" x 12'10"	5.35 x 3.90 m
2 Family	14'0" x 11'3"	4.28 x 3.42 m
3 Dining	11'3" x 11'3"	3.43 x 3.42 m
4 Kitchen	15'5" x 14'3"	4.69 x 4.35 m
5 Utility	11'3" x 5'3"	3.42 x 1.60 m
6 Cloaks	5'6" x 3'8"	1.68 x 1.12 m
7 Garage	17'9" x 16'6"	5.41 x 5.03 m

FIRST FLOOR

8 Bedroom 1	14'8" x 12'10"	4.46 x 3.90 m
9 En-suite 1	7'9" x 7'2"	2.37 x 2.17 m
10 Wardrobe	7'2" x 6'9"	2.17 x 2.06 m
11 Bedroom 2	12'5" x 11'5"	3.78 x 3.49 m
12 En-suite 2	8'9" x 4'2"	2.66 x 1.28 m
13 Bedroom 3	11'7" x 9'8"	3.54 x 2.93 m
14 Bedroom 4	11'5" x 9'0"	3.47 x 2.74 m
15 Bathroom	10'10" x 6'1"	3.30 x 1.86 m



Customers should note this illustration is an example of the Richmond house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'banded' (prior to completion) versions of the illustration, and may be detected, remodelled or remodel. Materials used may differ from plan to plan including render and roof tiles. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. SLS_RICH_DM_2

○ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

or - oven
- fridge freezer
dis - dishwasher
wm - washing machine space
ld - tumble dryer space
cc - wine cooler

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.

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