



Stratford Lifestyle Nicker Hill

Keyworth | NG12 5ST | Offers In Excess Of £419,000

ROYSTON
& LUND

- 3 en-suite bedrooms
- Open plan kitchen dining area
- Separate, spacious lounge
- Laundry cupboard
- Cloaks
- High specification throughout
- Available to customise
- Save on your energy bills
- Single garage
- Private garden





With overhanging eaves and traditional bay windows, the Stratford Lifestyle looks just like a normal four bedroom detached home, yet inside it couldn't be more different.

Instead of wasting space on having four bedrooms, we've used that space to make three magnificent bedrooms of generous proportions. Each has a separate dressing room with fitted wardrobes, each has its own en-suite with double shower, and the master en-suite even has a bath too.

Downstairs, the layout is equally untraditional, with a full width family kitchen dining room lit by a whole wall of windows, and a separate lounge.

The Stratford Lifestyle is a superbly specified home that has everything you need, without wasting an inch on anything that you don't.





EPC

Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

THE STRATFORD LIFESTYLE

GROUND FLOOR

- 1 Lounge 16'4" x 11'6" 4.97 x 3.51 m
- 2 Family/ Kitchen/ Dining 19'5" x 14'11" 5.93 x 4.54 m
- 3 Cloaks 7'1" x 3'6" 2.15 x 1.07 m

FIRST FLOOR

- 4 Bedroom 1 14'5" x 10'10" 4.40 x 3.30 m
- 5 En-suite 1 8'4" x 7'1" 2.54 x 2.15 m
- 6 Bedroom 2 11'10" x 9'5" 3.62 x 2.87 m
- 7 En-suite 2 6'1" x 4'7" 1.86 x 1.39 m
- 8 Bedroom 3 10'6" x 9'9" 3.20 x 2.97 m
- 9 En-suite 3 6'4" x 4'1" 1.93 x 1.24 m



Customers should note this illustration is an example of the Stratford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be furnished (prior to completion) with the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from what is shown including window and roof colours. 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. E0_STRATD_2M12

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

dw - dishwasher
ff - fridge freezer
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ff - fridge freezer



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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