

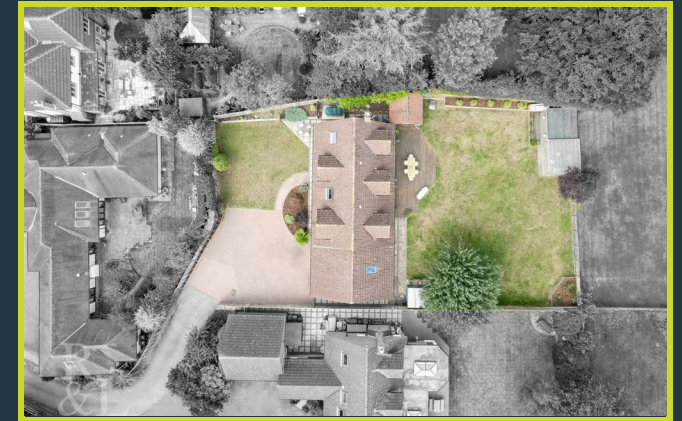


Gable Ends Main Street

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





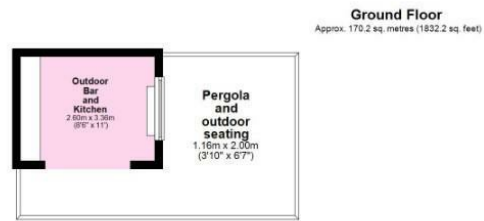
Royston and Lund are delighted to bring to the market Gable Ends, a beautifully presented detached property occupying a glorious plot measuring approximately 1/4 of an acre in a secluded and private setting just off Main Street in the village centre of Wysall.

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 en-suite shower room - great for a guest wing or teenage/adult children.





**First Floor**  
Approx. 113.3 sq. metres (1219.4 sq. feet)

Total area: approx. 283.5 sq. metres (3051.6 sq. feet)



## 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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