

SUPERIOR HOMES

ROYSTON & LUND



4 The Leys

Normanton-On-the Wolds | NG12 5NU

£1,100,000

Royston and Lund are delighted to bring to the market this well proportioned, detached property on The Leys, a prestigious cul-de-sac in one of Rushcliffe's most sought after villages - Normanton on the Wolds. The property's glorious plot, measuring just over 3/4 of an acre in total, offers incredibly versatile accommodation split over two floors.

Boasting approximately 2750 sq.ft of internal accommodation, the layout comprises a welcoming entrance hallway off which there is a kitchen/breakfast room with integrated appliances including an eye level electric oven, hob and extractor fan along with a built in fridge and freezer. Off the kitchen area is a separate utility room which has the added benefit from a side door giving access directly to the garden. Both the kitchen and utility room offer lovely views over the green to the front of the property. To the rear of the kitchen there is a cosy snug area as well as a semi-open plan dining room with French doors to the garden and spiral staircase leading to the master bedroom. The light and airy lounge, which can be accessed via glazed double doors from the hallway or from the dining room, has the benefit of large windows giving delightful views down the garden.

Off the inner hallway there is a double bedroom complete with fitted wardrobes and an en-suite shower room, two further rooms - one currently used as a double bedroom and the other a study; a downstairs w/c and a useful understairs cupboard/cloaks area.

Stairs lead up from the inner hallway to a generous landing which is currently set up to provide a reading area but which could also double up as an office/study space or be separated to create another independent room. The master bedroom has two windows overlooking the rear garden with fitted wardrobes and access to ample eaves storage and an en-suite bathroom comprising a w/c, wash hand basin, bath and separate shower.





- Detached Family Residence
- Generous Plot of Just Over 3/4 Acre
- Versatile Accommodation
- Highly Sought After Village in Cul-de-Sac Location
- Triple Garage & Car Port
- Beautiful Gardens
- Excellent Transport Links And Close By To Numerous Amenities
- Gas Central Heating And Full Double Glazing Throughout
- EPC Rating: C - Freehold
- Council Tax Band: G











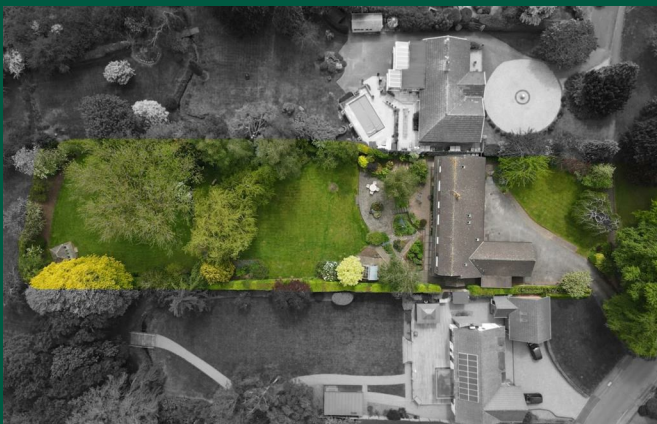
The second bedroom on the first floor was formerly two bedrooms and was opened to provide a dressing room but could be very easily be separated again to provide a fifth bedroom, if required.

A shower room comprises a w/c, wash hand basin and shower. Completing the first floor off the landing is a built in wardrobe and access to further eaves storage.

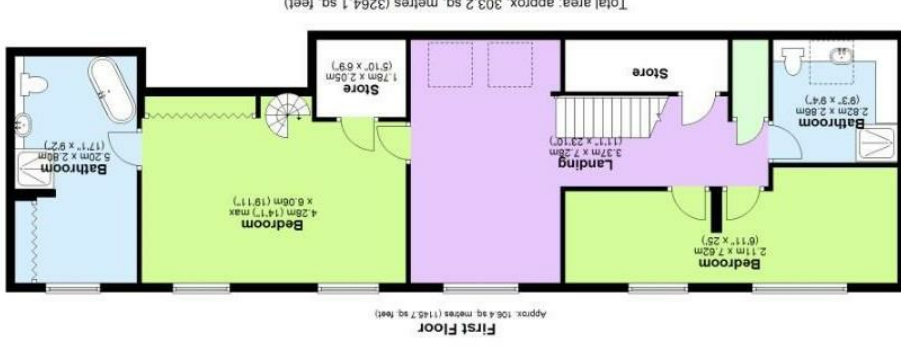
To the front of the property is a generous driveway and triple garage with the remainder of the front garden mainly laid to lawn complimented by a selection of mature trees, shrubs and bushes.



To the side of the property is a gated car port providing a covered storage area complete with outdoor power sockets. The mature rear garden features a full width patio and ornamental pond with steps down to a second patio and seating area. A well maintained lawn extends the remaining length of the garden complimented by a selection of mature trees, shrubs and bushes with a delightful bridge running over the brook. At the bottom of the garden there is a gorgeous summerhouse looking back towards the property. A garden shed/greenhouse is situated to the side of the garden.



Normanton on the Wolds is one of Rushcliffe's most coveted villages with a multi-award winning village pub and immediate access to the beautiful Wolds Way offering superb walks in the rolling countryside. Located just off the A606 providing easy access to the A46, A52 and A60 as well as the larger hubs of West Bridgford and Nottingham city centre.



Total area: approx. 303.2 sq. metres (3264.1 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0115 9811888

Environmental Impact (CO ₂) Rating		England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		(92 plus) A		(81-91) B	
		(69-80) C		(55-69) D	
		(39-54) E		(21-38) F	
		(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Potential	Current				

Energy Efficiency Rating		England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		(92 plus) A		(81-91) B	
		(69-80) C		(55-69) D	
		(39-54) E		(21-38) F	
		(1-20) G		Not energy efficient - higher running costs	
Potential	Current				

EPC



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