



4 Fabis Drive

| NG11 8NZ | Offers In Excess Of £325,000

ROYSTON
& LUND

- Three Well Proportioned Bedrooms
- Open Plan Living
- Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - D
- Large Four Piece Suite Bathroom
- Integrated Kitchen Appliances
- Ample Of Street Parking
- Excellent Transport Links Via A52/A453
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this three bedroom linked detached property located in Clifton Grove. The property is ideally located for road access to the A52 and A453 as well as being close to numerous amenities including highly sought after schools, restaurants and shops.

Ground floor accommodation is wonderfully open plan starting with the living room to the front aspect, leading down to a dining room area which grants access to the rear garden via French opening doors. Off from the dining room is the modern fitted kitchen with integrated appliances such as an impressive range oven with induction hob and extractor fan, along with built in microwave and dishwasher, with room to add further freestanding appliances. The ground floor also benefits from a utility space and downstairs WC.

To the first floor there are three well proportioned bedrooms. The main double bedroom having built in wardrobes. The second bedroom is also an ample size double. Bedroom three is a spacious over stair single. All three bedrooms share a generous four piece modern fitted bathroom consisting of a separate bath and shower along with large wash basin and WC.

Facing the property there is ample off street parking via a double tandem driveway leading up to a single garage. The rear of the property lends itself to a patio area to start, leading onto a lawn space which is enclosed by fenced and hedged borders.





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		
	68	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

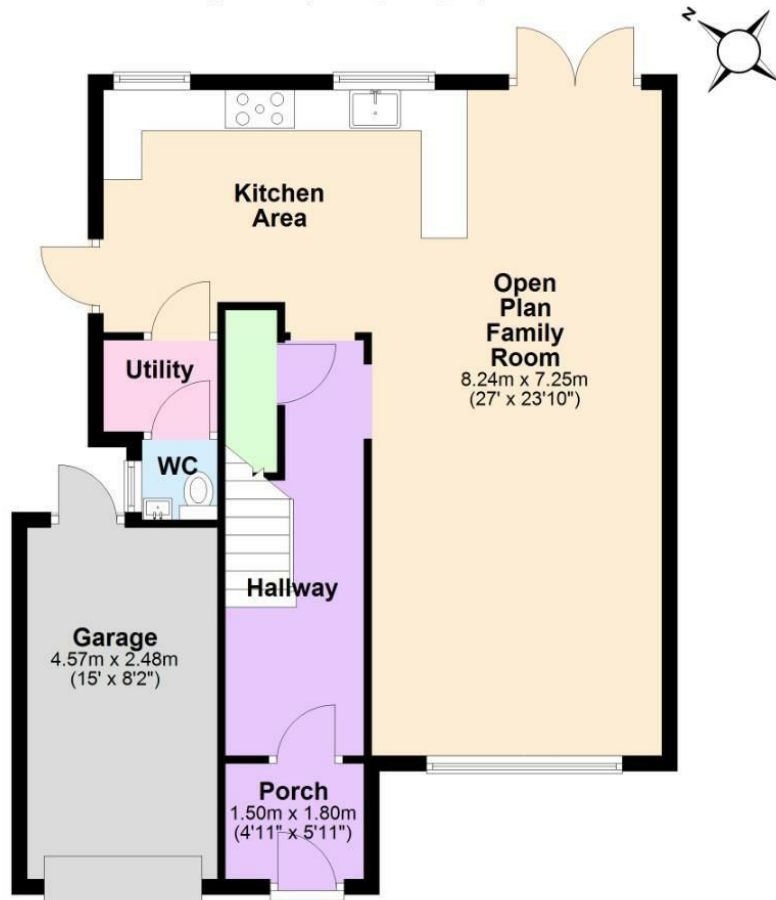
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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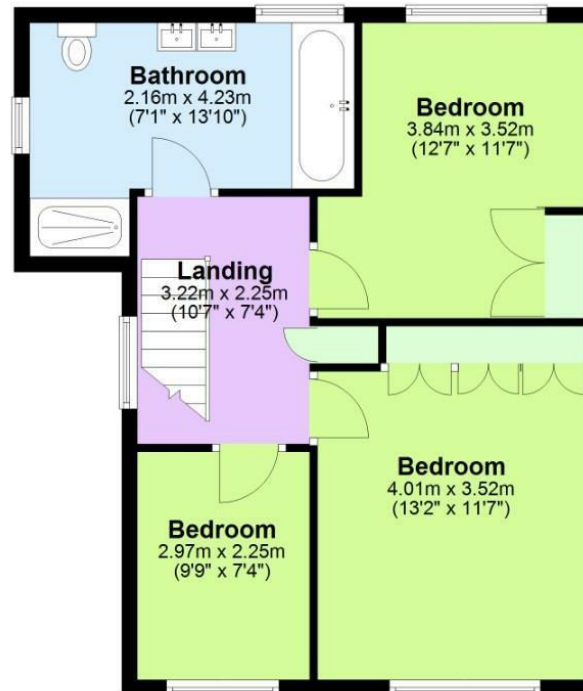
Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



First Floor

Approx. 54.4 sq. metres (586.1 sq. feet)



Total area: approx. 110.8 sq. metres (1192.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.