



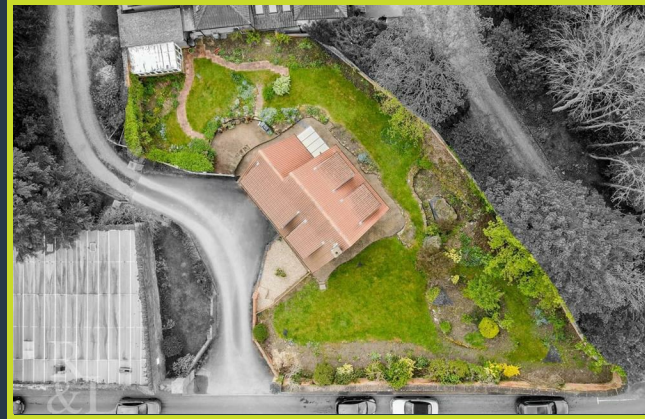
Garden House Church Hill

Plumtree | NG12 5ND | £675,000

ROYSTON  
& LUND



- Four Bedroom Detached Family Residence
- Period Walled Garden
- High Quality Fixtures And Fittings
- Close By To Numerous Amenities & Excellent Transport Links
- EPC Rating - D
- Ample Off Street Parking
- Immaculately Presented Throughout
- Top Of The Range Appliances
- No Onward Chain
- Freehold - Council Tax Band - D







Royston and Lund are delighted to bring to the market this four-bedroom detached family residence, set behind high period walls in the ever-desirable village of Plumtree. Situated close to numerous amenities that Plumtree has to offer, including a highly sought-after nursery and primary school, both within walking distance, as well as a village pub and cricket club. Not to mention excellent transport links to surrounding villages and the city centre. This property would make a perfect fit for a growing family.

Ground floor accommodation comprises an entrance hall, leading into the main reception room, open plan kitchen/dining room, downstairs WC, and stairs to the first floor. The living room is generously sized and benefits from dual-aspect windows to the front and side, flooding the room with natural light, and is complemented by a stylish fireplace.

Leading from the living room through French doors is the kitchen/diner, which boasts high-quality base and wall units housing integrated appliances, including an oven, hob, and extractor hood, along with a built-in dishwasher. The adjoining dining area offers more than enough space for family and friends, while also providing access to the rear garden through French doors. The ground floor is completed by a conservatory/sun room, situated to the rear of the garage.

To the first floor, there are four well-proportioned double bedrooms, all offering ample space. These are served by a modern, tiled four-piece family bathroom, comprising a separate bath and shower, along with a wash basin and WC.





EPC

#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 68      | 79        |

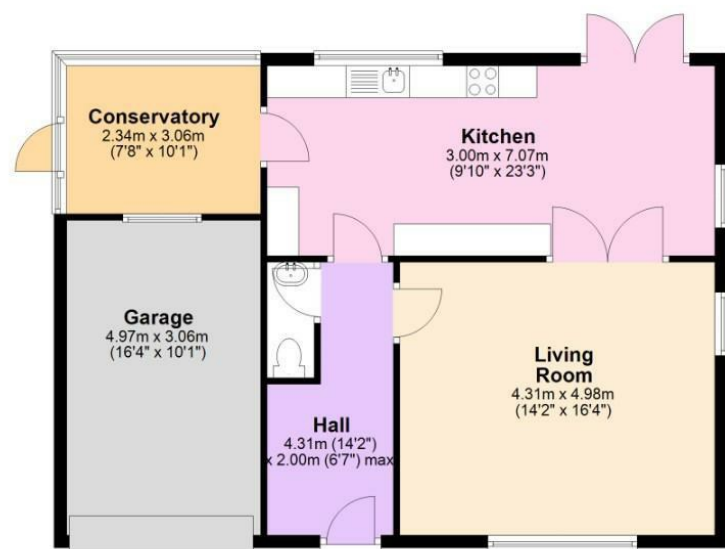
England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC

**Ground Floor**  
Approx. 75.8 sq. metres (815.7 sq. feet)



**First Floor**  
Approx. 68.3 sq. metres (735.6 sq. feet)



Total area: approx. 144.1 sq. metres (1551.3 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.

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