

SUPERIOR HOMES

ROYSTON & LUND



Wynstay Widmerpool

Wysall | NG12 5QW

£895,000

Royston and Lund are proud to present 'Wynstay' to the market: a detached, extended, and very well-proportioned family home occupying a lovely, private plot in the heart of the highly sought-after village of Wysall.

The internal accommodation comprises an entrance hallway, off which there is a downstairs W/C to the front, a glorious full-length dual-aspect reception room with a bow window to the front elevation and French doors with glazed side panels to the rear elevation, with a log burner to the side, a second reception room which offers versatility to be either a playroom, home office, second lounge, or downstairs bedroom, along with a semi-open-plan kitchen/dining room. The recently fitted kitchen boasts a range of integrated appliances including an induction hob, eye-level oven and grill, and dishwasher, with space for a freestanding fridge/freezer, as well as a range of base-level cupboards and drawers along with eye-level mounted units. Off the kitchen is a rear lobby giving access to the garden and a utility room with plumbing in place for a freestanding washing machine and tumble dryer, plus an integrated sink.

To the first floor, a generous landing gives access to the master bedroom that benefits from an en-suite bathroom comprising a low-level W/C, wash hand basin, and corner bath with overhead shower. The second bedroom also benefits from an en-suite shower room comprising a low-level W/C, wash hand basin, and shower, as well as fitted wardrobes. Bedrooms three, four, and five share a family bathroom comprising a low-level W/C, pedestal wash hand basin, and a bath with shower overhead. Bedroom five also benefits from fitted wardrobe space and is currently used as an office.

As you approach the property, a driveway provides off-street parking and leads to a double garage with an electric roller door to the front and a pedestrian door to the side. A spacious front garden is mainly laid to lawn, with a pedestrian pathway leading down to the property.





- Deatched Five-Bedroom Family Home
- Three Reception Rooms
- Two En-Suites
- South Facing Rear Garden Providing an Excellent Sun Trap
- Located Down Private Road in Sought-After Village
- Generous Plot Size with Mature Garden
- Ample Off-Street Parking With Double Garage
- Immaculately Presented
- EPC: TBC
- Freehold- Council Tax Band: F











The rear garden is a beautifully presented, south-facing sun trap, accessed via the main reception room, the rear lobby off the kitchen, or via a side pathway, and comprising a full-width patio with the remainder mainly laid to lawn, complemented by a selection of mature trees, shrubs, and bushes, plus a garden shed.



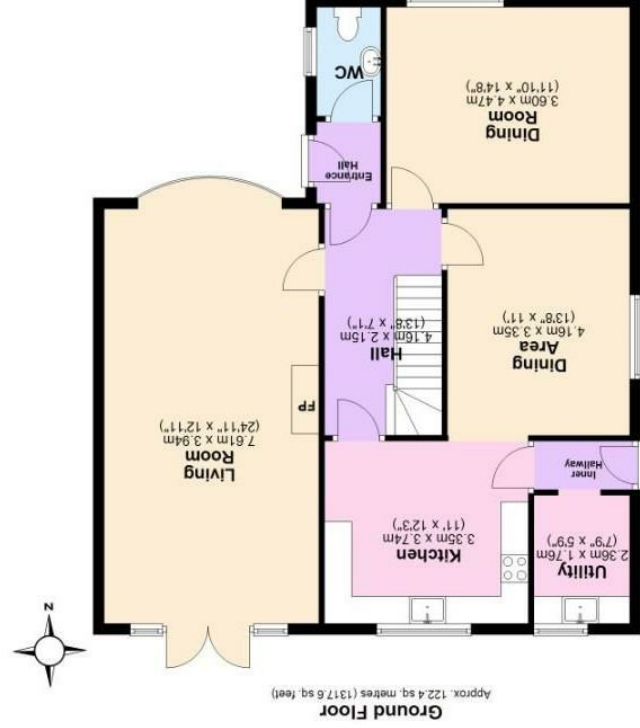
Located at the top of a private cul-de-sac in the highly sought-after Rushcliffe village of Wysall, the well-regarded village pub is situated just at the end of the road, with excellent transport links close by, including the A46, A60, and A52, with more extensive local facilities available in the nearby villages of Keyworth and Wymeswold.



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.



Total area: approx. 217.0 sq. metres (2335.4 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO2 emissions	(92 plus) A
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
Potential	Current	Potential	Current

Energy Efficiency Rating

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Environmental Impact (CO₂) Rating

EPC



PROTECTED

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