

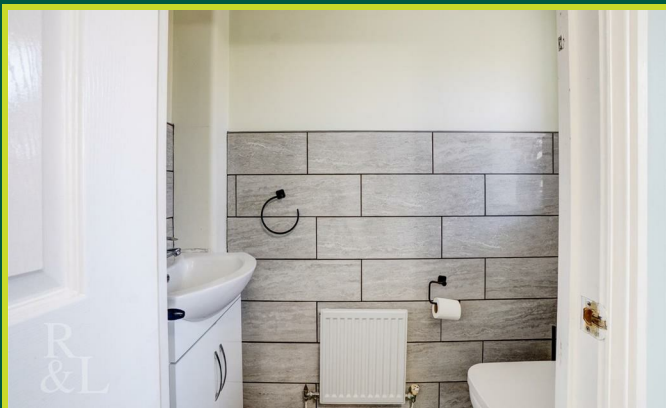


17 Regents Park Close

West Bridgford | NG2 7ES | Guide Price £500,000 - £550,000

ROYSTON
& LUND

- Four Bedroom Detached Family Home
- Double Driveway And Double Garage
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - C
- Ample Off Street Parking
- Open Plan Ground Floor
- Family Bathroom And Ensuite Shower Room
- Excellent Transport Links
- Freehold - Council Tax Band - E





GUIDE PRICE :- £500,000 to £550,000

Royston and Lund are pleased to bring to the market this four bedroom detached family home in the highly sought after area of West Bridgford. Offered to the market with no upward chain, this home offers someone a chance to put their own stamp on something. Situated towards the end of a cul-de-sac with a double driveway and a double detached garage. This property is located within catchment area for highly sought after schools and is located within convenient distance of amenities within the area.



Entering into the hallway that benefits from a downstairs WC, there is access to the lounge, kitchen and stairs to the first floor. The ground floor is all open plan as it has been knocked through starting with the living room into the dining room which wraps around to the kitchen, with sliding doors off from the kitchen and access to a utility from the kitchen. The kitchen benefits from high quality base and wall units that house integrated appliances such as an oven, hob and extractor and shows more than enough room for freestanding appliances.

To the first floor there four bedrooms and a bathroom consisting of a bath with shower attachment, WC and wash basin. Bedrooms one and two both benefit from built in wardrobes and there is also a modern en-suite shower room from the main bedroom. Facing the property there is ample off street parking from a double driveway and double garage. To the rear of the property there is an enclosed garden with a patio, lawn and fenced boundaries.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

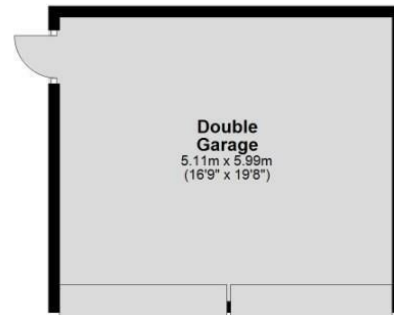
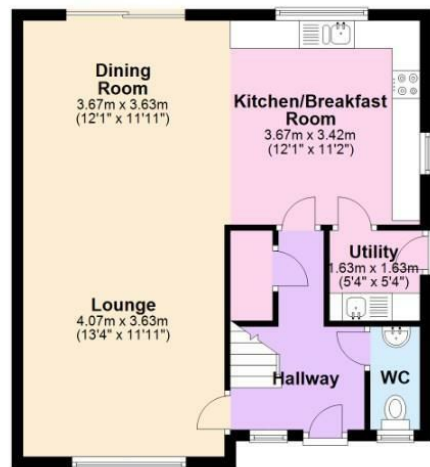
Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC

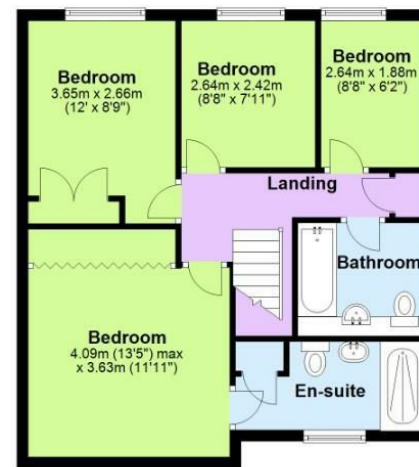
Ground Floor

Approx. 54.4 sq. metres (585.0 sq. feet)
(excluding Double Garage)



First Floor

Approx. 54.4 sq. metres (585.0 sq. feet)



Total area: approx. 108.7 sq. metres (1170.1 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.

ROYSTON & LUND