



3 St. Mawes Avenue

Wilford | NG11 7BX | Guide Price £375,000 - £400,000

ROYSTON
& LUND

- **GUIDE PRICE £375,000 - £400,000**
- Ample Off Street Parking
- Beautifully Landscaped Rear Garden
- Built In Wardrobes To Both Double Bedrooms
- EPC Rating - D
- Three Bedroom Detached Family Home
- Immaculately Presented
- Modern Fitted Kitchen
- Close By To Numerous Amenities
- Freehold Council Tax Band - C



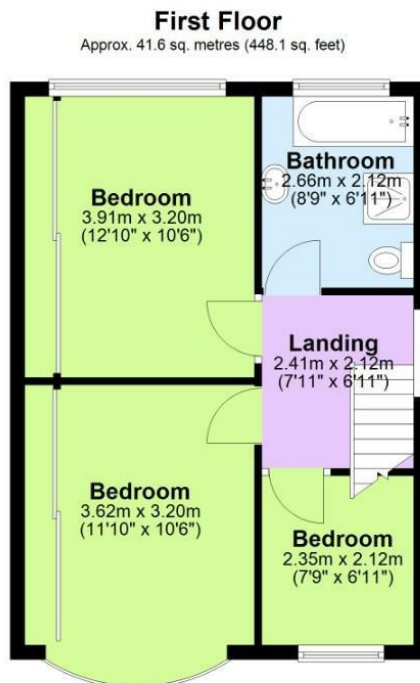
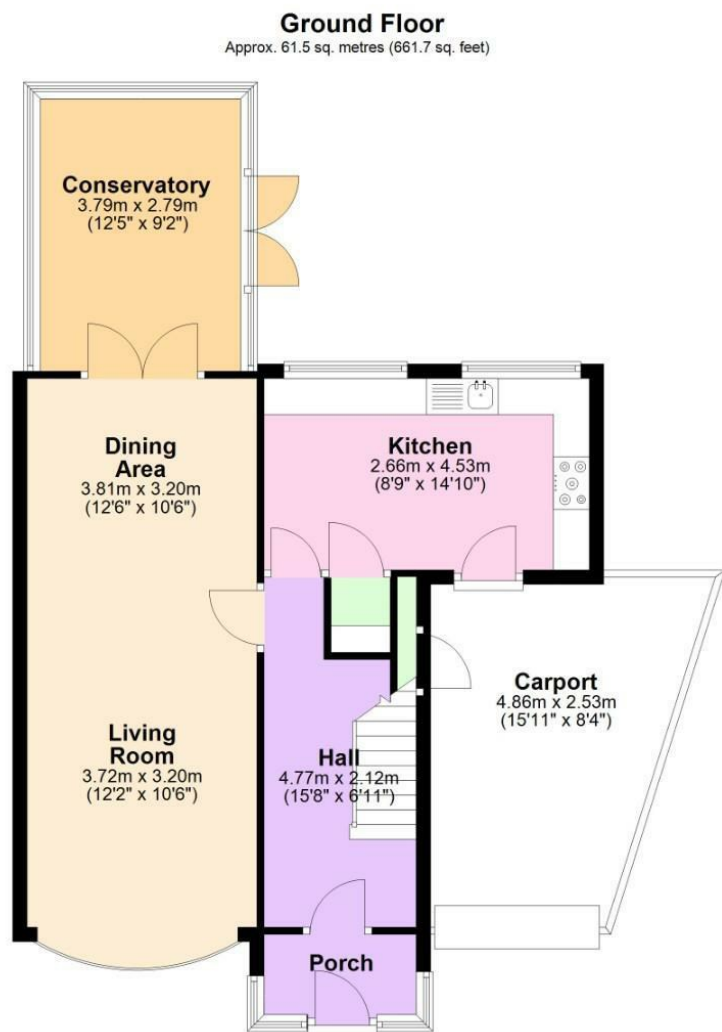


A well appointed three bedroom detached property located in the desirable Wilford. Situated close by to numerous amenities such as local shops, pubs and restaurants being so close to Central Avenue. Not to mention being in the catchment area for well regarded schools and having excellent transport links via the A60 and A52 with further benefit of Wilford tram stop being a short walk away. This property would be a great fit for a growing family or first time buyers.

Ground floor accomodation comprises of an entrance hall that grants access to the main reception room, kitchen and stairs to the first floor. The living room is a great size with a front aspect bay window flooding the room with natural light pieced together with an adjoined dining area with more than enough room to accomodate guests, furthermore leading to a conservatory area that grants access to the rear garden. The kitchen is ample in size with integrated kitchen appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. There is also a pantry cupboard in the kitchen and back door leading to the carport for added convenience.

To the first floor there are three well proportioned bedrooms, the principle bedroom and bedroom two both have the benefit of full width sliding wardrobes. The third bedroom is an over stair single. All bedrooms share a four piece bathroom with a separate bath and shower along with a wash basin and WC.

Facing the property there is ample off street parking via a double driveway leading into a single car port to the right hand side. To the rear of the property the owner has completely re landscaped the rear garden space creating block paving seating area, glass panelled balcony area and further decking to the right aspect creating a sun trap for those summer months. To the back of the garden area is a raised flower bed with mature shrubbery and as a whole is enclosed by fenced borders.



Total area: approx. 103.1 sq. metres (1109.8 sq. feet)



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		
	63	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

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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