



11 Lyme Park

West Bridgford | NG2 7TR | £525,000

ROYSTON
& LUND

- Four Bedroom Detached Family Home
- Spacious Conservatory To The Rear Aspect
- Bathroom And Shower Room
- Immaculately Presented Rear Garden
- EPC Rating - C
- Ample Off Street Parking
- Utility Room And Downstairs WC
- Built In Wardrobes
- Close By To Numerous Amenities And Excellent Transport Links
- Freehold - Council Tax Band - E





A Well Appointed, Immaculately Presented Four Bedroom Detached Family Home Located In The Ever Desirable Compton Acres in West Bridgford. Situated close by to numerous amenities such as local pubs and restaurants. Not to mention being a short drive from West Bridgford's Central Avenue. Compton Acres sits inside the catchment area for well regarded schools and has excellent transport links to the surrounding villages and the City Centre. The property would be a great fit for a growing family.

Ground floor accommodation comprises an initial porch and hallway upon entry which leads you into the main reception room, kitchen, downstairs WC and stairs to the first floor. The living room is a generous size and benefits from a front aspect bay window flooding the room with natural light, pieced together with a stylish fireplace. Off from the living room is the dining room which boasts more than enough room to host guests, family and friends and leads into the kitchen and conservatory to the rear aspect. The kitchen is ample in size and features integrated appliances such as an oven, hob and extractor fan along with built in dishwasher. Off from the kitchen is the convenient utility area which houses further space for a washer dryer, additional wash basin and door leading the rear garden and access into the integral garage. The conservatory to the rear is a generous size with full wrap around windows and French doors leading to the rear garden.



To the first floor there are four well proportioned double bedrooms. The master bedroom having a bay window to the front elevation. Bedrooms two, three and four all have built in wardrobes and all share a three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC and a further three piece shower room.

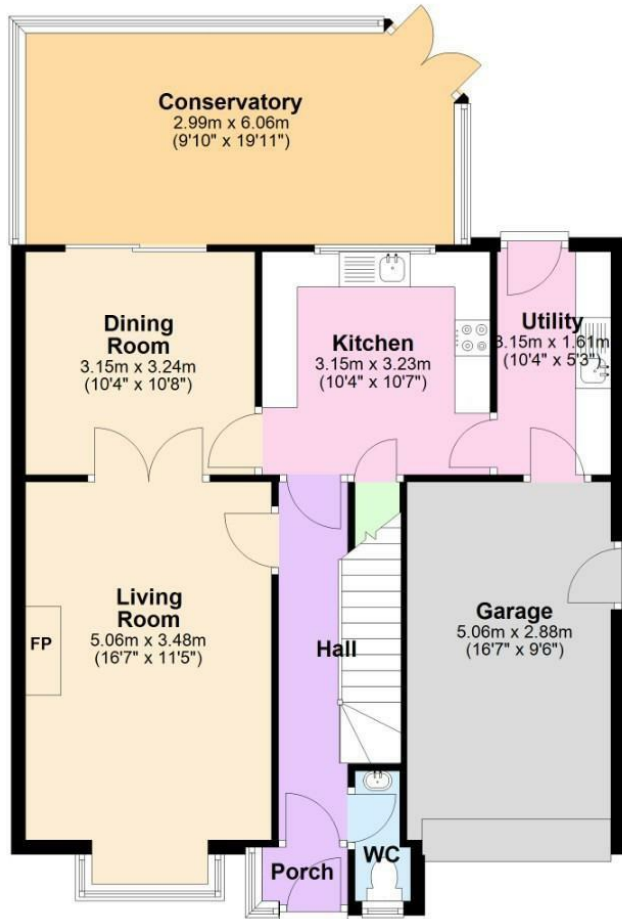


EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 76 |
| (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 (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 | |

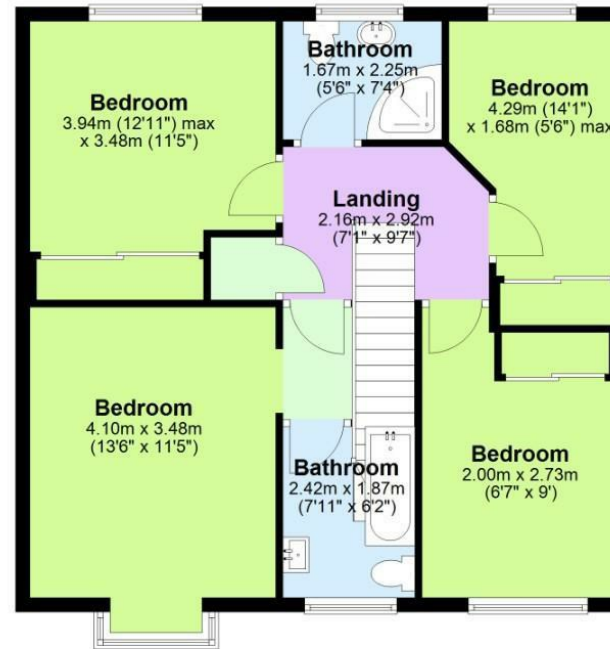
Ground Floor

Approx. 89.3 sq. metres (961.1 sq. feet)



First Floor

Approx. 67.7 sq. metres (728.5 sq. feet)



Total area: approx. 157.0 sq. metres (1689.5 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.

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