

# SUPERIOR HOMES

# ROYSTON & LUND



# 1 Glebe Farm Close

West Bridgford | NG2 7HE

Guide Price £550,000 - £600,000

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Royston and Lund are delighted to bring to the market this four-bedroom detached family home set in Compton Acres. Situated close to numerous amenities, including local shops, pubs, and restaurants, this property is also just a short drive from highly sought-after schools and benefits from excellent transport links into Central West Bridgford and Nottingham City Centre. This property would be a great fit for a family.

Ground floor accommodation comprises an entrance hall leading into the main reception room, kitchen, and staircase to the first floor. The living room is generously sized and benefits from a large window to the front elevation, as well as a brick fireplace for those winter months. Through French doors from the living room, you enter the family/TV room, which boasts more than enough space for family and friends, and in turn leads into the conservatory at the rear aspect, providing a separate escape all year round.

The kitchen is ample in size and features base and wall units housing NEFF integrated appliances, including an oven, hob, extractor hood, and built-in dishwasher, along with more than enough room for freestanding appliances. Off the kitchen is a handy utility area and downstairs WC, which also grants access to the rear garden. One of the standout features of this property is that one of the garages has been converted into a large dining room which is accessed directly from the kitchen, complete with a large window to the front aspect and access to the single garage.

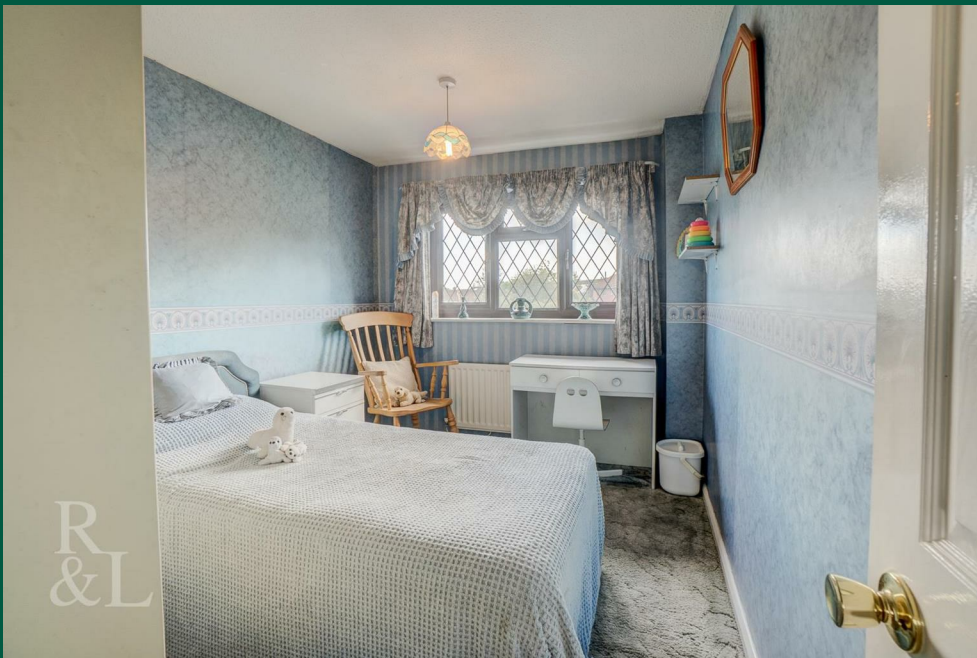




- Four Bedroom Detached Family Home
- Excellent Opportunity To Put Your Own Stamp On Things
- Opportunity To Extend
- Corner Plot With Larger Space Than Average
- Ample Off Street Parking With Double Driveway And Single Garage
- Garage Conversion To Create Separate Dining Room
- Ensuite And Separate Family Bathroom
- Integrated Kitchen Appliances
- EV Charger In the Single Garage
- In The Catchment Area For Well Regarded Schools, Close By To Numerous Amenities And Excellent Transport Links









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To the first floor, there are four well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes and access to its own en-suite shower room. Bedrooms two and three are also doubles, both with built-in wardrobes, while the fourth bedroom is a spacious single. All four bedrooms also have access to the three-piece family bathroom, consisting of a bath with shower overhead, wash basin, and WC. The first floor is completed with a spacious airing cupboard to the landing.



Facing the property, the house itself occupies a larger-than-average plot, being situated on the corner and creating an opportunity for extension to the side and rear, or for further off-street parking. A double driveway and single garage lead to the front door.

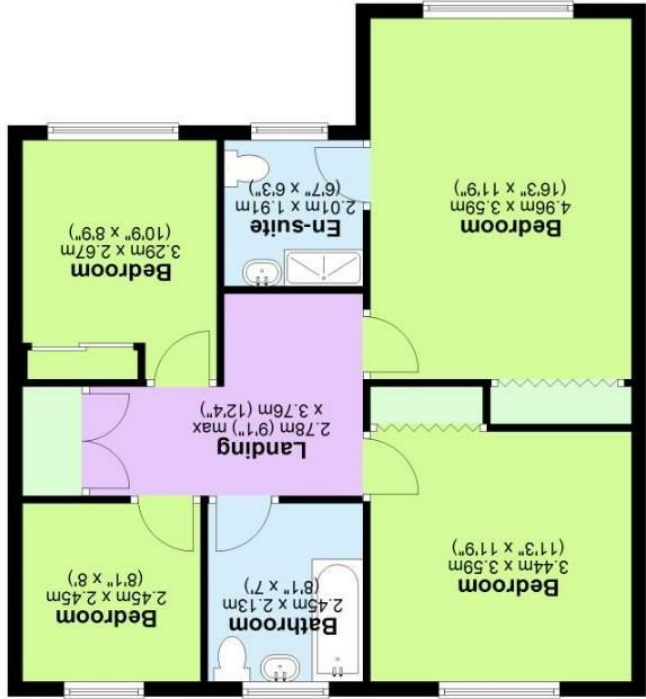


To the rear of the property, there is a sheltered patio area providing the perfect space for summer seating, along with an additional lush lawn area surrounded by mature shrubs and bushes, as well as a wooden storage shed.

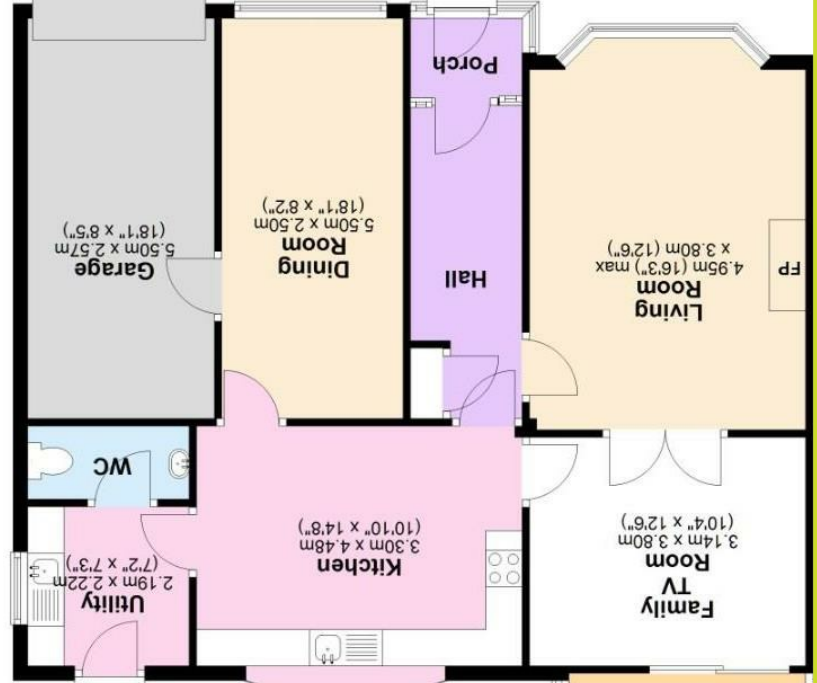
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England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO2 emissions</p>			
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
70	76		

## EPC



First Floor  
Approx. 68.4 sq. metres (735.9 sq. feet)



Ground Floor  
Approx. 106.6 sq. metres (1147.3 sq. feet)

Total area: approx. 175.0 sq. metres (1883.2 sq. feet)