



107 Greythorn Drive

West Bridgford | NG2 7GB | Guide Price £425,000

ROYSTON
& LUND

- **GUIDE PRICE £425,000 - £450,000
- Immaculately Presented Throughout
- Conservatory Space
- Built In Wardrobes
- EPC Rating - D
- Three Bedroom Detached Family Home
- Ample Off Street Parking, Double Driveway, Single Garage
- Integrated Kitchen Appliances
- Four Piece Suite Bathroom
- Freehold - Council Tax Band - D





****GUIDE PRICE £425,000 - £450,000****

A well appointed, immaculately presented three bedroom detached property located in West Bridgford.

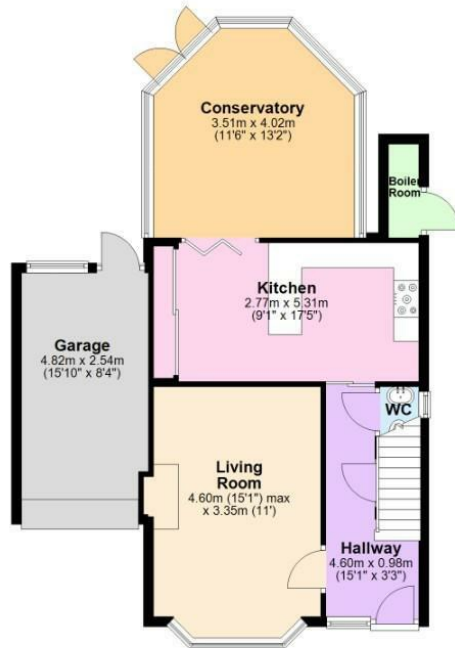
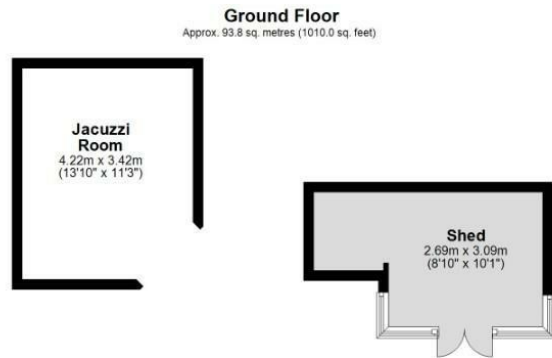
Situated a short drive away from lots of amenities such as Loughborough road shops and Central Avenue where there are local shops, restaurants and pubs, not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property would be an excellent purchase for a growing family.

Ground floor accomodation comprises of a hallway upon entry which leads into the main reception rooms and stairs to the first floor landing. The living room is a great size with large front aspect bay window flooding the room with natural light pieced together with a log burner for those winter months. The kitchen dining room is a generous size with in integrated appliances such as a oven, gas hob and extractor fan along with built in dishwasher and washing machine with further space to add your own freestanding appliances. The kitchen area further incorporates an adjoined dining area for the family which leads into a large conservatory space through bifold doors. The conservatory is a great space with full wrap around windows and French doors leading to the rear garden. The ground floor further boasts a downstairs W/C and under stair storage.

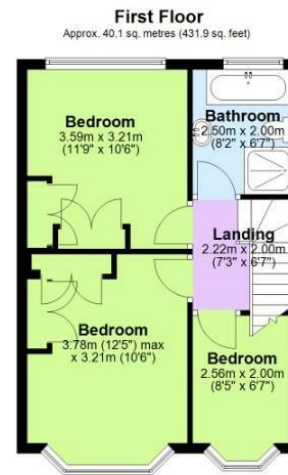
To the first floor there are three well proportioned bedrooms. The principal bedroom and bedroom two both benefiting from built in wardrobes. Bedroom three is a spacious over stair single. All Bedrooms share a modern fitted four piece bathroom consisting of a separate bath and shower along with a wash basin and W/C.

Facing the property there is ample off street parking via a spacious double driveway and single garage. To the rear there is a well kept garden which boasts of a storage shed, a jacuzzi room and decking area perfect for summer seating. The garage can also be accessed from the rear garden.





Total area: approx. 134.0 sq. metres (1441.9 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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

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