



27 Gresham Close

West Bridgford | NG2 7RQ | Guide Price £499,950

ROYSTON  
& LUND



- GUIDE PRICE RANGE: £499,950 - £525,000
- Ample Off Street Parking
- Generous Conservatory/Sunroom
- Immaculately Presented
- EPC Rating - C
- Four Bedrooms
- Close By To Numerous Amenities
- Excellent Transport Links
- Downstairs WC
- Freehold - Council Tax Band - E







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Royston and Lund are delighted to bring to the market this four bedroom detached property located in West Bridgford and being sold unfurnished. Situated close to numerous amenities such as local shops, pubs and restaurants being a short drive from West Bridgford's Central Avenue, and in the catchment area for well regarded schools, this property would be a great fit for a growing family.

Interior accommodation comprises of a generous size living room with a front aspect window letting in lots of natural light, pieced together with a stylish gas fireplace. Just off the living room through an opening you come into the dining room which has ample space for entertaining family and friends and French doors granting access to the rear garden. The kitchen is a great size with a dining area and integrated appliances such as an oven, hob and extractor fan with plenty of room for further freestanding. The kitchen area has a utility space which in turn allows access to an impressive conservatory/sunroom, perfect for the summer months for seating and growing plants, furthermore granting access to the rear garden. The ground floor boasts an office room and downstairs WC for added convenience.

To the first floor there are four well proportioned bedrooms. Bedrooms one, two and three are doubles and benefit from built in wardrobes. Bedroom four is a single and boasts the same. The main bedroom has an en suite shower room and the remaining bedrooms have access to a separate three piece suite bathroom consisting off a bath with shower overhead, along with a wash basin and WC.

Facing the property there is ample off street parking due to being at the end of the cul de sac giving you a spacious double driveway along with a convenient double garage allowing space for several cars. To the rear there is a low maintenance rear garden with patio and lawn space, pond shed and flower beds which is all enclosed by fenced borders.





## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

### Ground Floor

Approx. 133.9 sq. metres (1441.2 sq. feet)

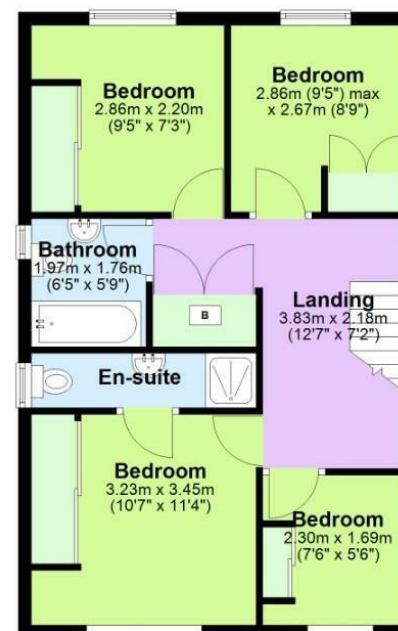


Total area: approx. 186.2 sq. metres (2004.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

### First Floor

Approx. 52.3 sq. metres (563.0 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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