



40 Cranberry Close

West Bridgford | NG2 7TQ | Guide Price £450,000 - £475,000

ROYSTON  
& LUND

- Four Bedroom Detached Family Home
- Four Bedrooms
- Downstairs WC
- Gardens To The Front And Rear
- EPC D
- Ample Off Street Parking
- Two Reception Rooms
- Conservatory
- No Upward Chain
- Freehold - Council Tax Band - D





GUIDE PRICE £450,000 - £475,000

Royston and Lund are delighted to bring to the market this four-bedroom detached home situated in the desirable Compton Acres residential development in West Bridgford, within a favoured school catchment area. The property is within walking distance of the NET tram line, providing excellent links to Nottingham City Centre, and is a short drive from Wilford Lane and Central Avenue, where you will find a range of local shops, pubs, and restaurants. This property would be a great fit for a growing family.

In brief, the ground-floor accommodation comprises an entrance hall leading to the main reception room, kitchen diner, ground-floor WC, and staircase to the first floor. The living room is a generous size, offering more than enough space for family and friends, whilst providing access to the conservatory at the rear, which is perfect for the summer months and, in turn, leads to the rear garden through French doors.

The kitchen offers ample space and benefits from a range of base and wall units housing integrated appliances, including an oven, hob, and extractor hood, along with further space for freestanding appliances. The ground floor is completed by a dining room/snug to the front aspect, featuring a bay window.

To the first floor, there are four well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and an en-suite shower room. Bedroom two also showcases built-in storage. All four bedrooms are served by a fully tiled three-piece family bathroom comprising a bath with a shower overhead, wash basin, and WC.

To the front of the property, there is ample off-street parking via a driveway and single integral garage. To the rear, there is a low-maintenance patio garden bordered by cobbled planters and enclosed by fenced boundaries.



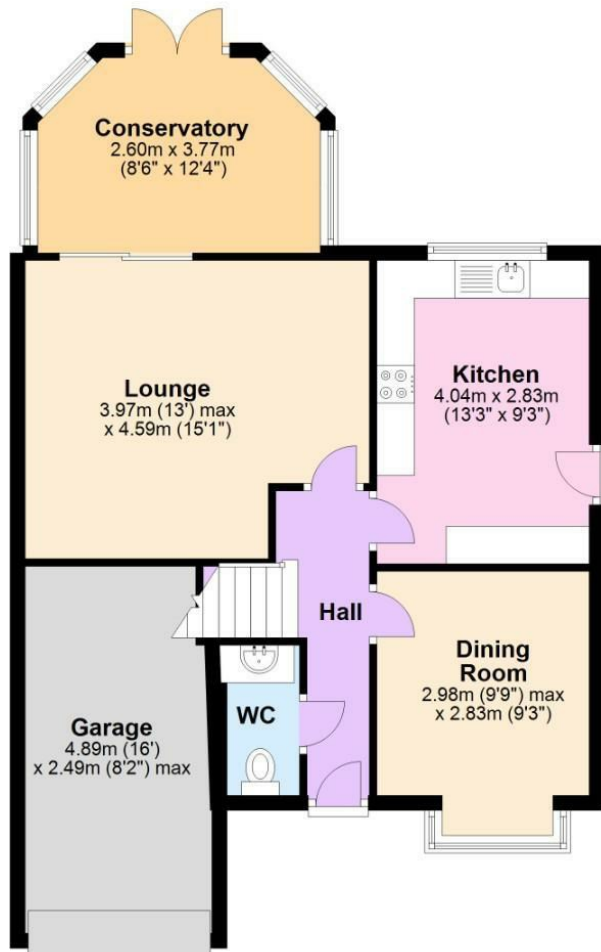


### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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. 67.6 sq. metres (727.3 sq. feet)



### First Floor

Approx. 53.6 sq. metres (577.0 sq. feet)



Total area: approx. 121.2 sq. metres (1304.3 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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