



4 Nightingale Grove

West Bridgford | NG2 7ED | Guide Price £475,000 - £500,000

ROYSTON
& LUND

- Four Bedroom Detached Family Home
- High Quality Fixtures And Fittings And Integrated Kitchen Appliances
- Ensuite And Jack And Jill Bathroom
- Open Plan Ground Floor
- Excellent Transport Links
- Immaculately Presented Throughout
- Downstairs WC
- Ample Off Street Parking
- Close By To Numerous Amenities
- EPC Rating - B /// Freehold Council Tax Band - E





****GUIDE PRICE £475,000****

Royston and Lund are delighted to bring to the market this four bedroom detached family home located in Wilford. Situated close by to numerous amenities such as local shops, pubs and restaurants and being in the catchment area for well regarded schools. Not to mention having excellent transport links to the surrounding areas and into the City Centre. This property would be a great fit for a growing family.

Ground floor accomodation comprises an entrance hall that leads into the main reception room, ground floor WC and staircase to the first floor. The kitchen area is a generous size with high quality modern base and wall units that house integrated appliances from an oven, hob and extractor fan. A built in fridge and freezer along with dishwasher and washer dryer. The adjoining living/dining room is an ample size and boasts more than enough room for family and friends whilst granting access to the rear garden through French doors.

To the first floor there are four well proportioned bedrooms. The master double bedroom benefitting from its own ensuite shower room. The second double bedroom showing access to a jack and jill three piece suite bathroom. Bedroom three is a further double and the fourth bedroom is a spacious single.

Facing the property there is ample off street parking via a single driveway and single garage. To the rear there is a well maintained rear garden with full patio area to left hand side leading to a pergola providing plenty of space for summer seating and or alfresco dining. Lush lawn area to the right hand side. The rear garden as a whole is enclosed with fenced borders.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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

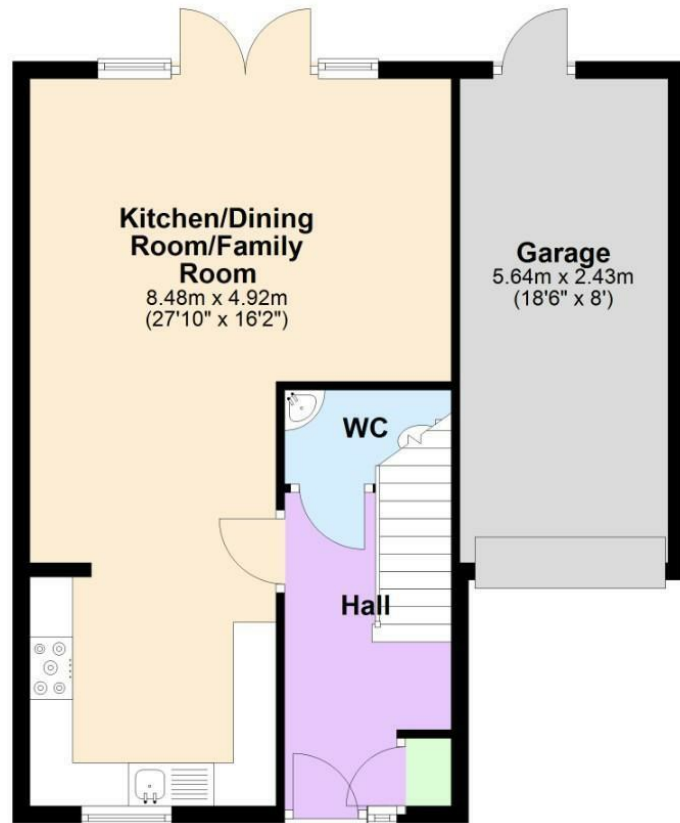
Environmental Impact (CO₂) Rating

	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

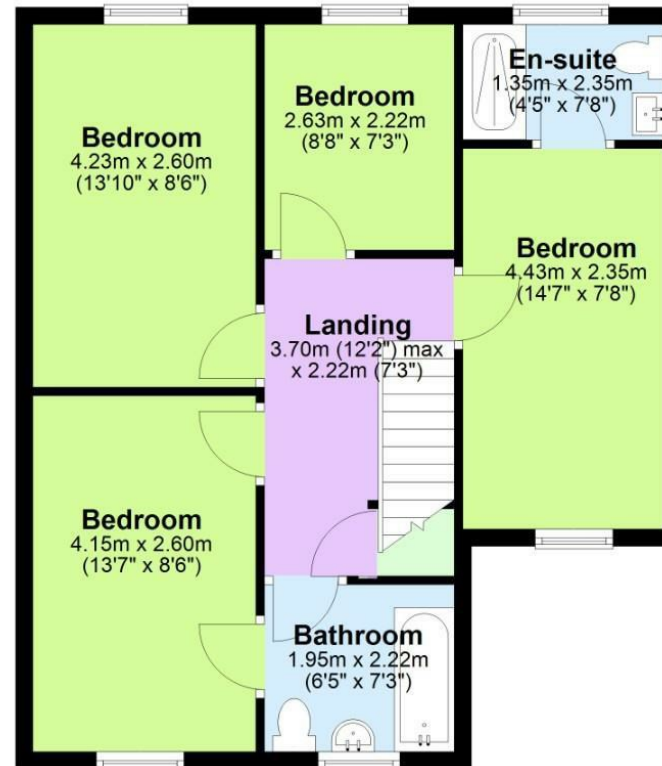
Ground Floor

Approx. 56.0 sq. metres (602.3 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



Total area: approx. 112.0 sq. metres (1205.8 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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