34 Goldcrest Road

| NG6 8PT | Guide Price £375,000 - £400,000

ROYSTON & LUND

- **GUIDE PRICE £375,000 - £400,000**
- Integrated Kitchen Appliances
- Immaculately Presented
- Close By To Numerous Amenities
- EPC Rating - D
- Double Driveway With Integral Garage
- Ensuite Shower Room
- Downstairs WC
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - E

GUIDE PRICE £375,000 - £400,000

Royston and Lund are delighted to bring to the market this four bedroom detached property located in Baseford. Situated close by to numerous amenities such as local shops, pubs, as well as being in the catchment are for well regarded schools, this property would be an excellent fit for a growing family.

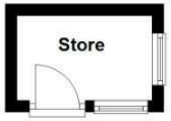
Ground floor accommodation comprises of a generous size living room that has a front aspect bay window flooding the room with natural light, pieced together with a sleek modern fireplace. The living room lends itself to a dining room through an opening with ample room for family and friends furthermore leading you into a conservatory area through french doors. The conservatory is a great space for a retreat and providing access to the rear garden. The kitchen is a great size with integrated appliances such as an oven, hob and extractor fan along with fridge-freezer and dishwasher, just off from the kitchen is a utility area and downstairs WC providing versatility. The ground floor also boasts of understair storage.

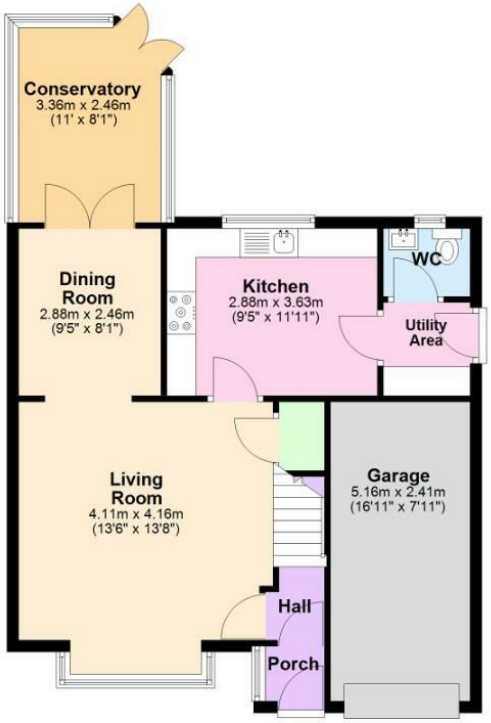
To the first floor there are four well proportioned bedrooms. The main bedroom benefitting from an ensuite shower room and built in wardrobes. Bedrooms two and three are both further doubles that also benefit from built in wardrobe space. The remaining bedroom is a spacious single that is currently being used as an office. All bedrooms have access to a three piece family bathroom consisting of a bath with shower over head along with a wash basin and WC.

Facing the property there is ample off street parking due to a double driveway leading to an integral single garage. To the rear of the property there is a beautifully kept garden with patio and lawn space. A storage shed with electricity and built in barbeque space. The south westerly facing garden is a great retreat and is enclosed by fenced borders.

Ground Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



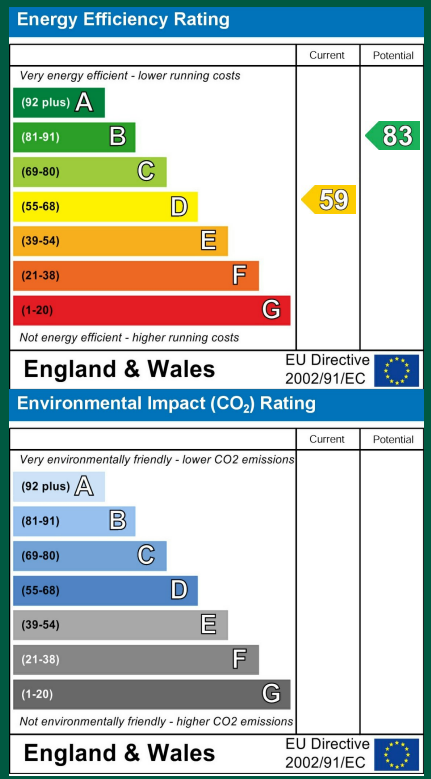


First Floor

Approx. 54.7 sq. metres (588.9 sq. feet)

Total area: approx. 124.9 sq. metres (1344.4 sq. feet)

EPC



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