

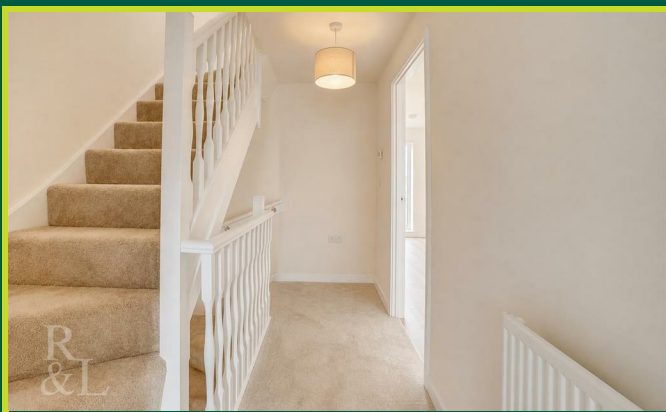


Plot 14 Keepmoat, Chateau Mews Wilford Lane

West Bridgford | NG2 7ST | £355,000

ROYSTON
& LUND

- Three Bedroom Semi Detached Family Home
- Immaculately Presented Throughout
- Solar PV Panels Included
- 4 Minutes Walk To Wilford Lane Tram Stop
- Flooring Package Included
- Ample Off Street Parking
- Brand New Development
- 10 year NHBC Warranty Included
- Electric Car Charging Point Included
- Integrated Kitchen Appliances





PLOT 14

Royston and Lund are delighted to bring to the market this three-bedroom semi-detached property, located on the brand-new Chateau Mews estate in the ever-desirable Wilford.

Situated close to numerous amenities, including local shops and cafés, the property is also within the catchment area for well-regarded schools. West Bridgford's Central Avenue is just a short drive away, while residents can also enjoy riverside walks and close proximity to major sporting venues. Chateau Mews is perfectly positioned with excellent transport links to the surrounding villages and Nottingham City Centre, with Wilford Tram Stop just a four-minute walk away. This property would be the perfect fit for first-time buyers or a growing family.

The internal accommodation comprises an entrance hallway with stairs leading to the first floor, where you will find an open-plan kitchen, dining and family room. The kitchen showcases high-quality base and wall units housing integrated appliances. The adjoining dining and living space offers more than enough room for relaxing and entertaining family and friends. The first floor also benefits from a convenient WC and a storage cupboard.

To the second floor, there are three well-proportioned bedrooms. The principal bedroom benefits from fitted cupboard space and an en-suite shower room. Bedroom two is a further double bedroom, while bedroom three is a spacious single.

To the front of the property, there is ample off-street parking provided by a spacious single carport with bin storage. A gate and fencing provide access to the rear garden.

The rear garden features a low-maintenance lawn and is enclosed by fenced boundaries.

EPC A



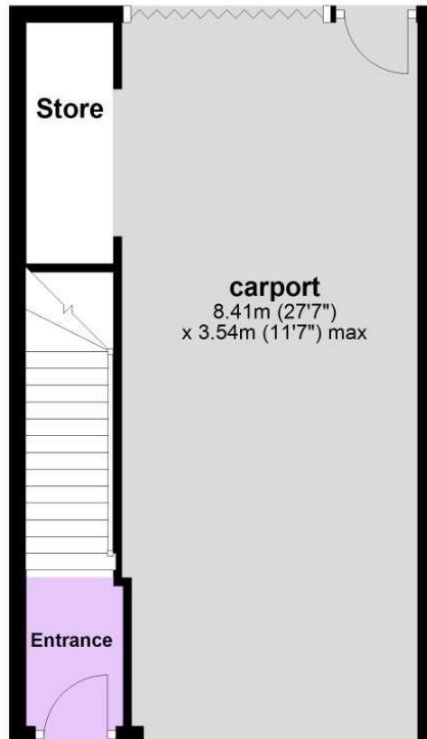


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO ₂) 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		

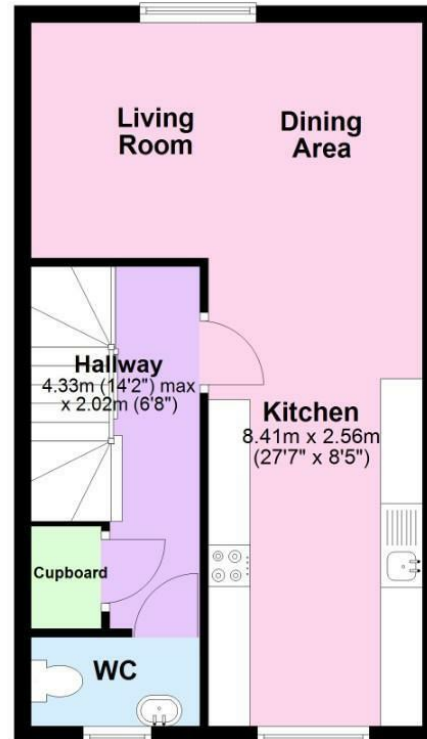
Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Second Floor

Approx. 36.7 sq. metres (395.3 sq. feet) (excluding En-suite)



Total area: approx. 115.5 sq. metres (1243.0 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND