

SUPERIOR HOMES

ROYSTON & LUND



6 Rannerdale Close

West Bridgford | NG2 6QX

Guide Price £385,000 - £400,000

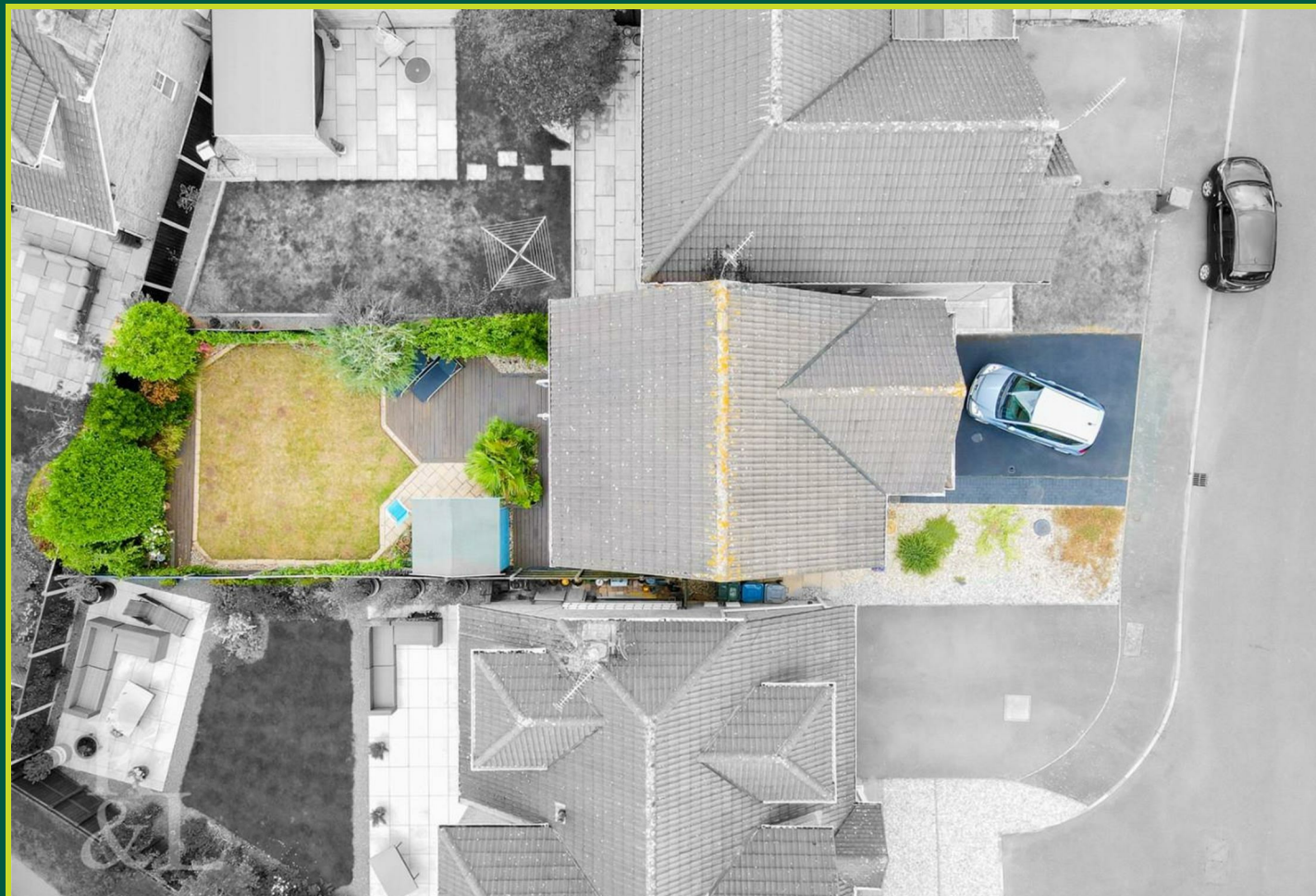
****GUIDE PRICE - £385,000 - £400,000****

Situated at the end of a quiet cul de sac with ample off street parking but having easy access to numerous amenities such as local shops, bars and cafes being just a short drive from Central Avenue. Not to mention being on the doorstep of canal walks with the family. Being in the catchment area for local schools and having excellent transport links via the A52. This immaculately presented three bedroom property would be a perfect fit for a growing family.

Ground floor accomodation comprises of an entrance hall that leads you into the main reception rooms, downstairs WC and stairs to the first floor. The kitchen area is a great size with modern integrated kitchen appliances such as a full range oven, hob and extractor fan along with a built in eye level microwave and built in fridge freezer. The kitchen leads through into the living/dining room area creating an open plan feel and in turn granting access to the rear garden via French doors. The ground floor further has access to a separate study space that can be used to the buyers discretion.

To the first floor there are three well proportioned bedrooms. The main bedroom being a double and having the convenience of its own ensuite shower room. Bedroom two is a further double which boasts of built in wardrobes and bedroom three is a spacious single. All three bedrooms can share a further family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property, the house itself is located down a quiet cul de sac with ample off street parking via a double driveway. To the rear is an immaculately kept garden with decking to start coming off the French doors which allows an excellent opportunity for outdoor summer seating. Stepping down onto a lawn area with some raised flower beds to the rear. The rear garden contains kept bushes and mature shrubbery which encloses the garden making you not overlooked and is aligned by fenced borders





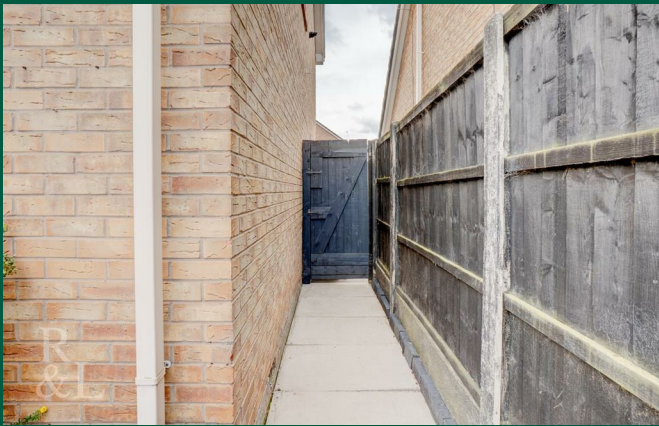
- ****GUIDE PRICE £385,000 - £400,000****
- Three Well Proportioned Double Bedrooms
- Family Bathroom And Ensuite Shower Room
- Modern Integrated Kitchen Appliances
- Downstairs WC
- Ample Off Street Parking
- Immaculately Well Presented
- Catchment Area For Well Regarded Schools
- EPC Rating - TBC
- Freehold - Council Tax Band - D





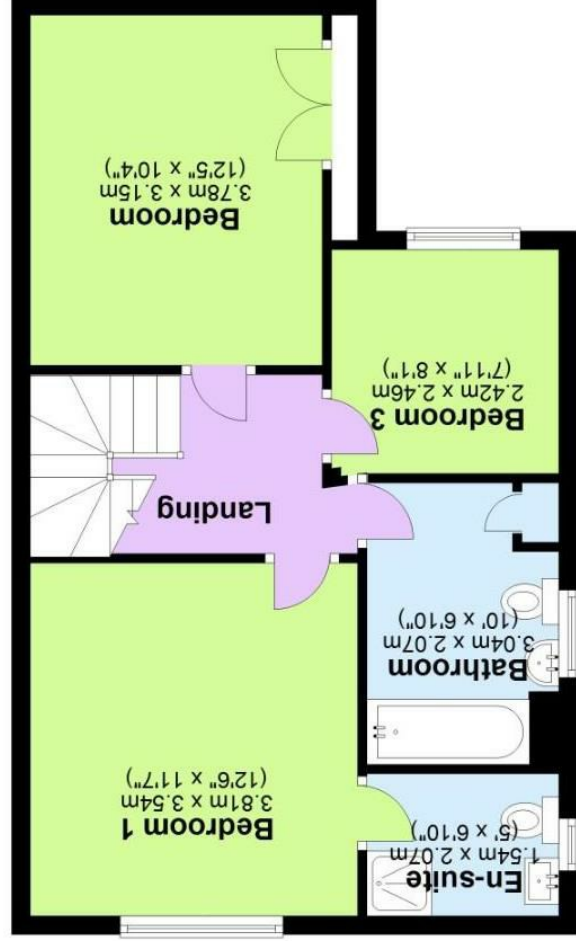
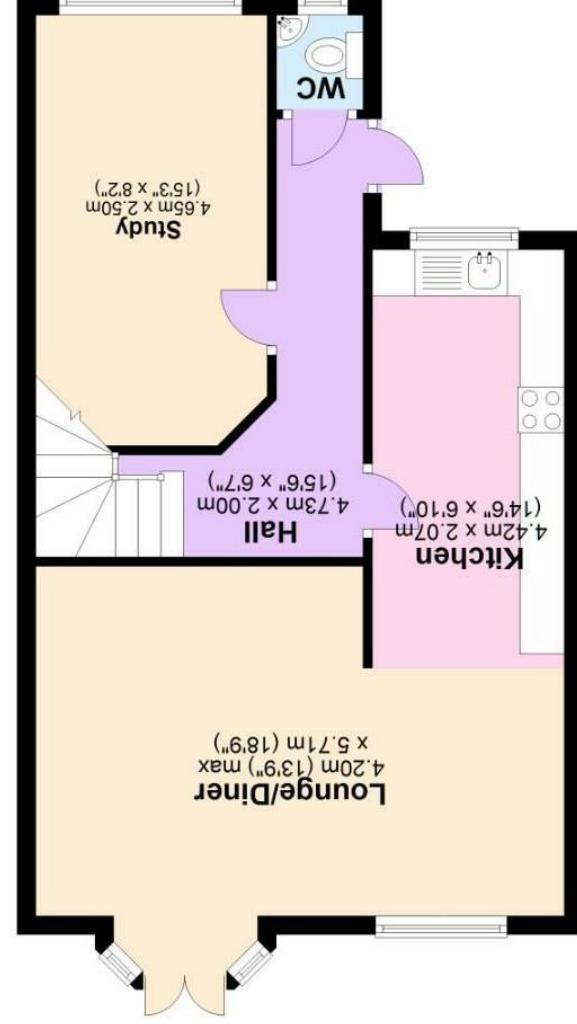






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Total area: approx. 100.9 sq. metres (1085.6 sq. feet)



Approx. 50.0 sq. metres (538.4 sq. feet)

First Floor

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Current	Potential	
(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	
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	
(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			

EPC

