



4 Shelford Close

Beeston | NG9 5BH | £450,000

ROYSTON  
& LUND



- Three Double Bedrooms
- Generous Size Reception Rooms
- Really Well Presented
- Downstairs WC
- EPC Rating - D
- NO CHAIN
- Close By To Numerous Amenities
- Ample Off Street Parking
- Single Garage
- Freehold - Council Tax Band - D





NO CHAIN

\*GUIDE PRICE £450,000 - £500,000\*

Royston and Lund are delighted to bring to the market this three bedroom detached property located in Beeston. Situated close by to numerous amenities such as local shops, pubs and having excellent transport links into the city centre and being a stone's throw from High Road tram stop. This property would be an excellent fit for a growing family.

Interior accommodation comprises of a generous size living room with front aspect window and sliding doors to the rear garden flooding the room with natural light. The kitchen is an ample size with an integrated eye level oven and built in hob with extractor fan, with room to fit further freestanding appliances, the kitchen also provides access to the rear garden via a side door. The dining room is a great size perfect for entertaining family and friends and lends access to the living room via French doors. The ground floor also benefits from a downstairs WC and under stair storage.

To the first floor there are three well proportioned double bedrooms. All bedrooms boast of large windows flooding the rooms with natural light and all share a family bathroom consisting of a bath and separate shower along with a wash basin and separate WC.

Facing the property there is ample off street parking via a double tandem driveway leading to a single garage. There is a lawn and stone area to the right aspect. To the rear of the property there is a generous size garden with a patio area to start providing summer seating leading onto a lush lawn. To the rear of the garden there is further seating due to a patio area surrounded by mature shrubbery providing shade.







EPC

#### Energy Efficiency Rating

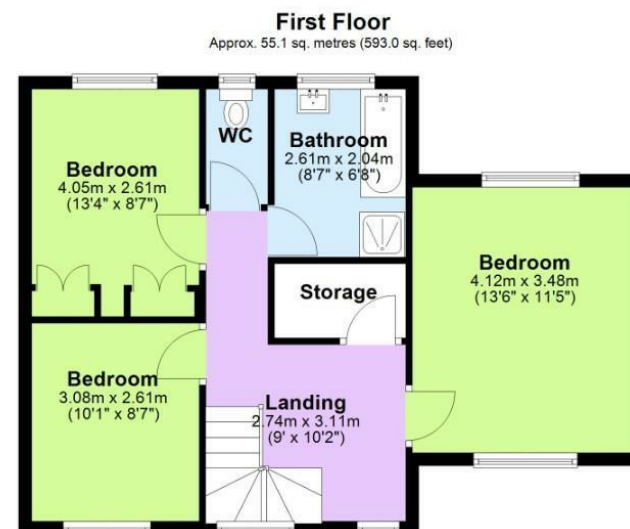
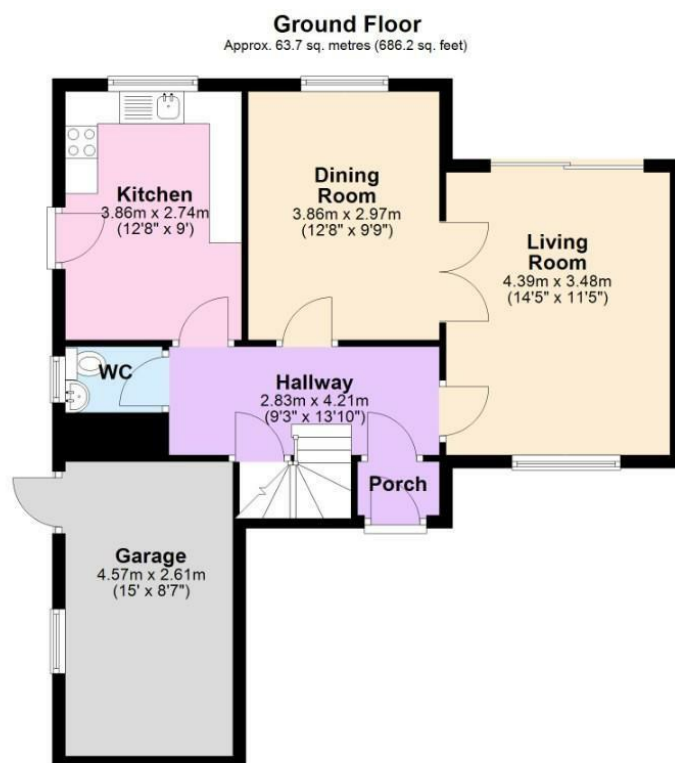
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82

England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 118.8 sq. metres (1279.2 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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