



72 Waltham Close

West Bridgford | NG2 6LE | Guide Price £525,000

ROYSTON  
& LUND



- Guide Price £525,000 - £555,000
- Four Spacious Bedrooms
- Spacious Lounge
- Modern Accommodation Throughout
- Council Tax Band F
- Extended Detached Family Home
- Open Plan Kitchen
- Bathroom + En-suite + Downstairs Shower Room
- Freehold
- EPC Rating C





\*\*\*Guide Price £525,000 - £555,000\*\*\*

AN EXTENDED DETACHED OPEN PLAN 4 BEDROOM FAMILY HOME WITH NO UPWARD CHAIN & CLOSE BY TO WEST BRIDGFORD'S SCHOOLS.

Royston & Lund are delighted to present this stunning detached house located in West Bridgford, Nottingham. This property boasts four bedrooms, perfect for a growing family or those in need of extra space. Situated within catchment area for highly sought after schools and just a short stroll from central Avenue. Having undergone a complete refurbishment, this house exudes contemporary elegance and style. The sleek finishes and attention to detail make it a truly exceptional living space.

Entering through the porch and into the hallway there is a hallway that benefits from a downstairs shower room and allows access to a study, lounge, kitchen/diner and stairs to the first floor. The lounge offers a generous living space and has two opening into a further reception area to the rear that is currently used as a playroom and has double doors into the rear garden. The kitchen area benefits from a range of fully integrated appliances including a double oven, hob, extractor fan, dishwasher and a separate utility room. There is also a breakfast area with a central island and a separate dining area at the rear that has double door that open onto the rear patio.

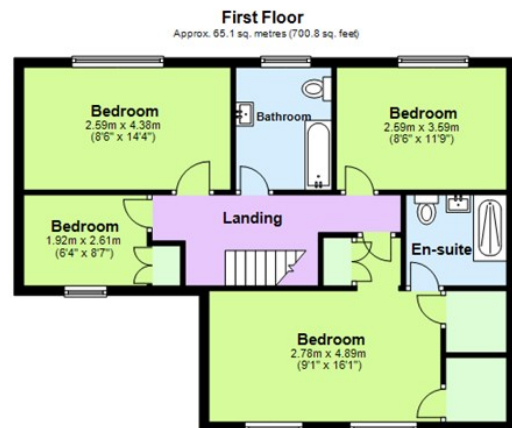
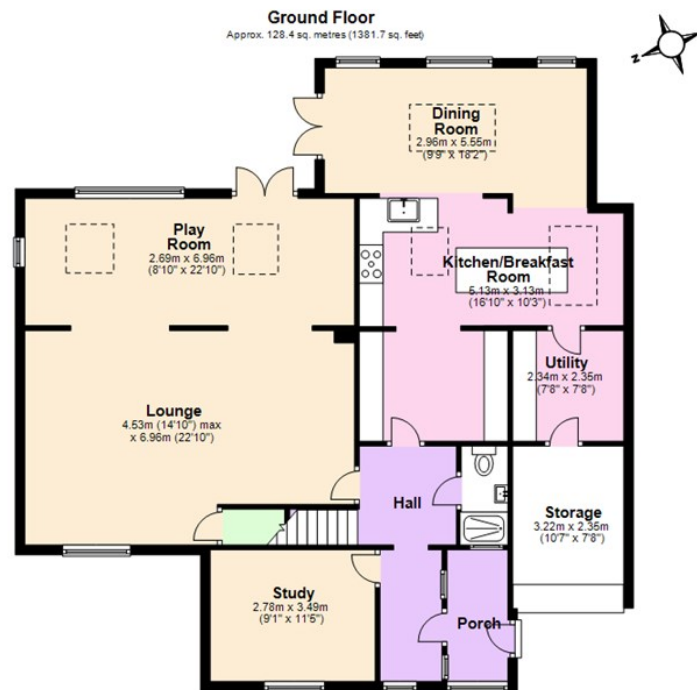
To the first floor there are three double bedrooms, a single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom benefits from ample built in storage and there is an ensuite shower room.

To the front of the property there is ample off street parking and a carport, as well as a partially converted garage that is now used for storage with the back part making way for the utility room. To the rear of the property there is a landscaped garden with a patio area, lawn, mature shrubs and fenced boundaries.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.







Total area: approx. 193.5 sq. metres (2082.5 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp

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.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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