



14 Waddington Drive

West Bridgford | NG2 7GX | Guide Price £475,000 - £495,000

ROYSTON
& LUND

- ****GUIDE PRICE £475,000**
- ****NO CHAIN****
- **- £495,000****
- Four Bedrooms
- Ample Off Street Parking
- Close By To Numerous Amenities
- In the Catchment Area For Well Regarded Schools
- Downstairs WC and Separate Utility
- Jack and Jill Ensuite And Separate Family Bathroom
- EPC Rating - D
- Freehold Council Tax Band - D





****GUIDE PRICE £475,000 - £495,000****

Royston and Lund are delighted to bring to the market this four bedroom detached property located in West Bridgford. Situated close by to numerous amenities such as local shops, pubs and bars being a short drive from Central Avenue, not to mention being a stone's throw from highly regarded schools as well as having excellent transport links into the City Centre. This property would be a great fit for a family.

Interior accommodation comprises of a hallway upon entry that lends itself to the main reception rooms and stairs to the first floor. The living room is generous size and has a large bay window flooding the room with natural light. The sitting room is a great space for family and friends and wraps around to a kitchen dining room creating an open plan feel. The kitchen dining room is ample in size with plenty of space to fit freestanding appliances and provides access to the rear garden via a back door. The ground floor boasts a further utility room which is located separately to the back of the garage and a downstairs WC in the main reception hall.

To the first floor there are four well proportioned bedrooms. The main bedroom positioned to the rear aspect and has the convenience of a Jack and Jill ensuite shared with bedroom three. Bedroom two is located to the front aspect with a large bay window. The fourth bedroom is an over stair single currently being used as an office. All four bedrooms have access to an additional three piece family bathroom comprising of a large bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a double tandem driveway leading to a large single garage. To the rear of the property there is a good size garden with a patio to start, leading onto a well kept lawn and finishing with a further patio to the rear aspect, perfect for seating in those summer months. The rear garden is enclosed by fenced borders



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

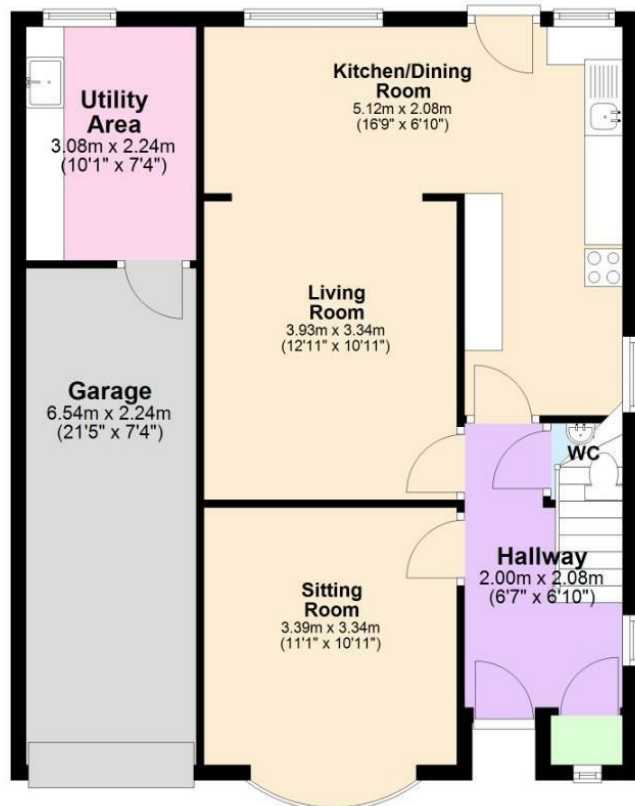
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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Ground Floor

Approx. 75.8 sq. metres (815.5 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



Total area: approx. 133.3 sq. metres (1435.1 sq. feet)

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