



18, Killerton Park Drive

West Bridgford | NG2 7SB | Guide Price £500,000 - £520,000

ROYSTON
& LUND

- GUIDE PRICE
£500,000 - £520,000
- Double Driveway And
Single Garage
- Fitted Kitchen
- Close By To Numerous
Amenities
- EPC Rating - C
- FOUR BEDROOMS
- Low Maintenance
Rear Garden
- Downstairs WC
- Catchment Area For
Well Regarded Schools
- Freehold - Council Tax
Band - D





****GUIDE PRICE £500,000 - £520,000****

Royston and Lund are delighted to bring to the market this detached family home situated in the desirable location of West Bridgford. Situated close by to numerous amenities such as local well regarded schools and being a short drive from central avenue which has numerous amenities such as bars, restaurants and cafes to name just a few.

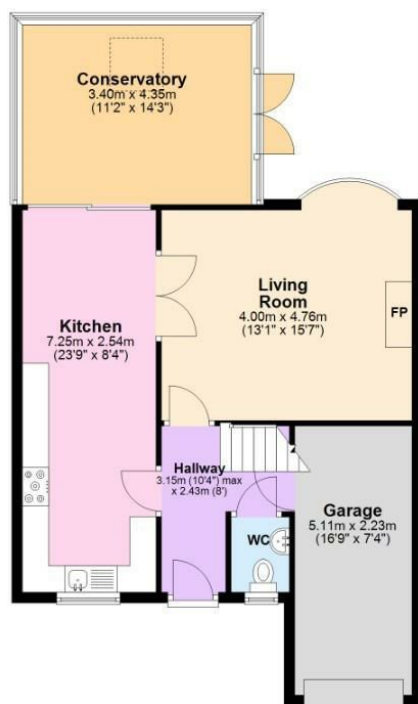
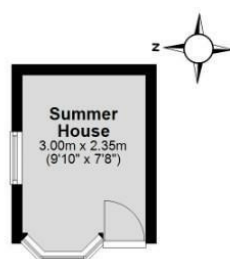
Interior accomodation comprises of a generous galley style kitchen with integrated appliances which leads into a spacious dining area furthermore leading into a large conservatory space perfect for all year round seating, granting access to the rear garden via side door. The living room is ample in size with rear aspect window and having plenty of space for the family. The ground floor also boats a downstairs WC.

The first floor has four well proportioned bedrooms. The main bedroom benefitting from an ensuite shower room and built in wardrobes. The second bedroom also having the convenience of built in storage space. All four bedrooms have access to a three piece bathroom.

Facing the property there is off street parking via a double driveway leading upto a single garage. To the rear there is a beautiful low maintenance garden with a raised patio area perfect for family bbqs and summer seating, stepping down onto synthetic high end grass. The rear garden also has an outhouse which has electricity and is great for storage. The rear as a whole is a great space which is aligned by flower beds and is enclosed by fenced borders.

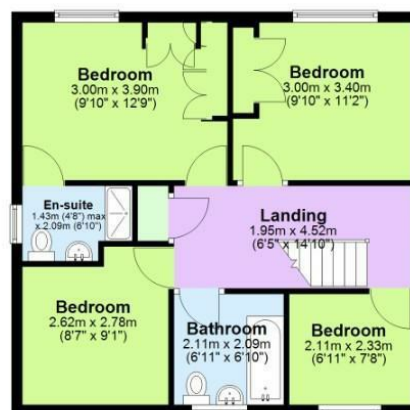


Ground Floor
Approx. 80.6 sq. metres (867.6 sq. feet)



Total area: approx. 134.2 sq. metres (1444.8 sq. feet)

First Floor
Approx. 53.6 sq. metres (577.2 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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 (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		

England & Wales

EU Directive
2002/91/EC



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**