



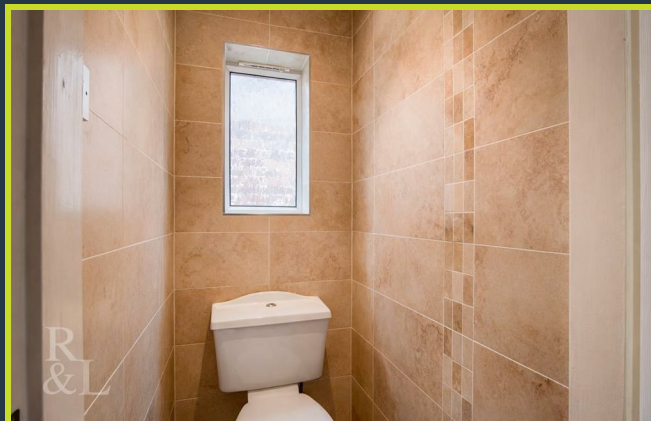
27 Stanhome Drive

West Bridgford | NG2 7FP | Guide Price £400,000 - £425,000

ROYSTON
& LUND

- Three Bedroom Detached Family Home
- Ample Off Street Parking
- Downstairs WC
- Low Maintenance Rear Garden
- Excellent Transport Links
- NO CHAIN
- Private Driveway And Double Garage
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - E /// Freehold - Council Tax Band - D





GUIDE PRICE **£400,000 - £425,000**
NO CHAIN

Royston and Lund are delighted to bring to the market this three bedroom detached corner plot family home located in West Bridgford. Situated close by to numerous amenities such as local shops, pubs and restaurants being a short drive from West Bridgford's Central Avenue. Not to mention being in the catchment area for well regarded schools and having excellent transport links to the surrounding villages and into the City Centre. This property would be a perfect fit for a growing family.

Interior accommodation comprises an initial porch upon entry that leads into the entrance hall which grants access into the main reception room, kitchen and stairs to the first floor. The living room is a generous size and benefits from a front aspect bay window flooding the room with natural light, pieced together with a stylish fireplace for the winter months. The living room is adjoined with the spacious dining room boasting plenty of room for family dining whilst granting access to the rear garden through sliding doors. The kitchen is ample in size and benefits from high quality base and wall units housing an integrated induction hob and extractor hood as well as a built in eye level oven along with a dishwasher and eye level microwave. Off from the kitchen is a hallway which grants access to the front and rear of the property whilst displaying space for your freestanding white goods such as a washer dryer and a fridge/freezer and a downstairs WC.

To the first floor there are three well proportioned bedrooms. The master double bedroom benefitting from a bay window to the front elevation along with full length built in wardrobes. Bedroom two is a further double and bedroom three is a spacious over-stair single. All three bedrooms share a bathroom with consisting of a bath with a shower overhead along with a wash basin and a separate WC.





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		
	41	70

England & Wales EU Directive 2002/91/EC

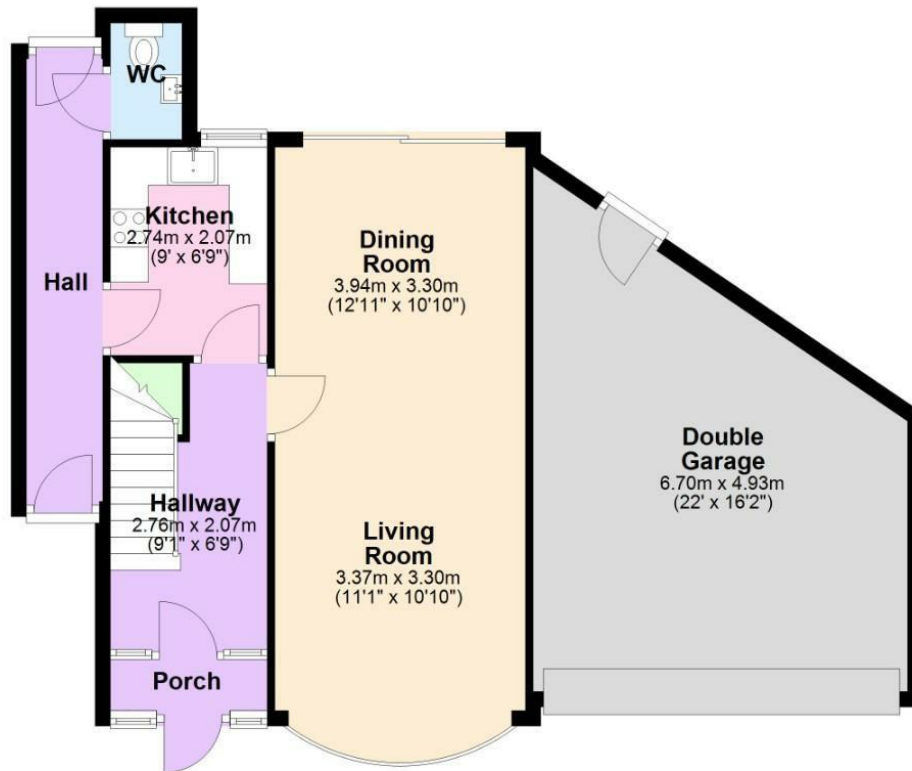
Environmental Impact (CO₂) Rating

	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

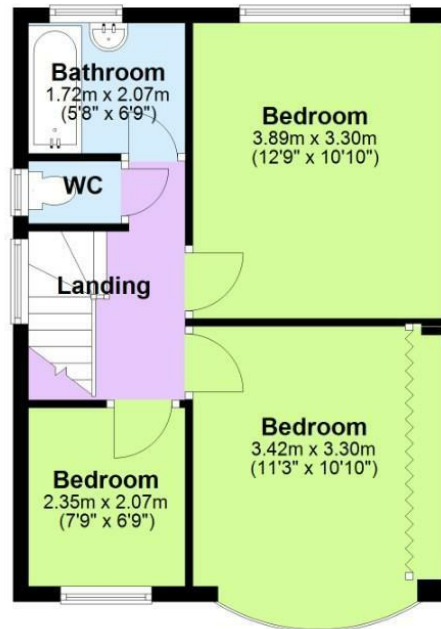
Ground Floor

Approx. 75.4 sq. metres (811.5 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 116.2 sq. metres (1251.3 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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