



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 - TBC /// 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.

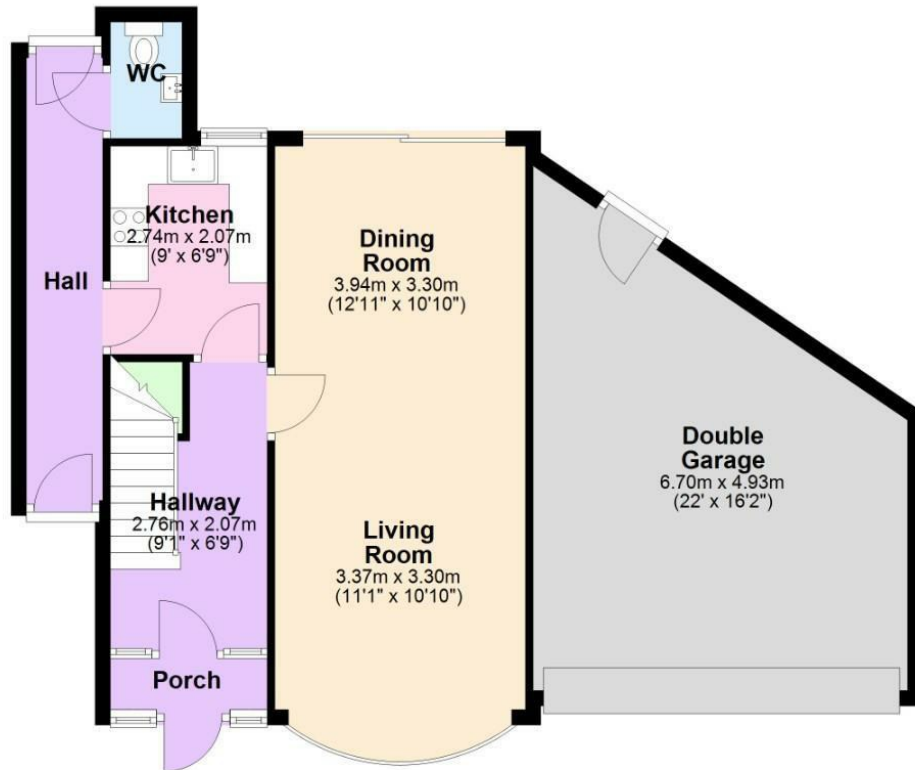


Interior accommodation comprises an initial porch upon entry that leads into the entrance hall which grants access into the main reception room, kitchen and stairs to the first floor. The living room is a generous size and benefits from a front aspect bay window flooding the room with natural light, 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.

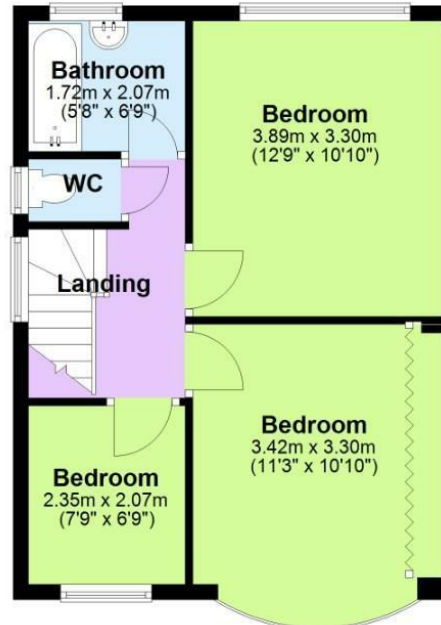
To the first floor there are three well proportioned bedrooms. The master double bedroom benefitting from a bay window to the front elevation along with full length built in wardrobes. Bedroom two is a further double and bedroom three is a spacious over stair single. All three bedrooms share a bathroom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



**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)

**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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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