



34 Bisham Drive

West Bridgford | NG2 6LT | Offers Over £365,000 - £395,000

**ROYSTON
& LUND**

- ****OFFERS OVER £365,000 ****
- 4 SPACIOUS BEDROOMS
- OPEN PLAN LOUNGE/DINING SPACE
- MODERN THREE PIECE FAMILY BATHROOM & ADDITIONAL DOWNSTAIRS SHOWER ROOM
- PEACEFULLY SITUATED IN A CUL-DE-SAC NEAR GRANTHAM CANAL
- STYLISH DETACHED FAMILY HOME
- CONVERTED GARAGE - EXTRA ROOM & EXTRA SPACE
- WELL APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- SINGLE DRIVEWAY & LARGE REAR GARDEN - PERFECT FOR GARDENING AND SUMMER SEATING
- COUNCIL TAX - D / EPC - D / FREEHOLD





OFFERS OVER £365,000

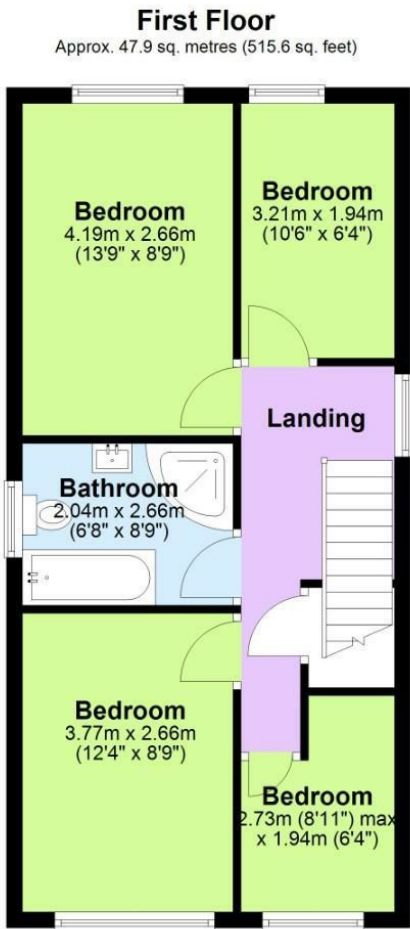
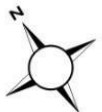
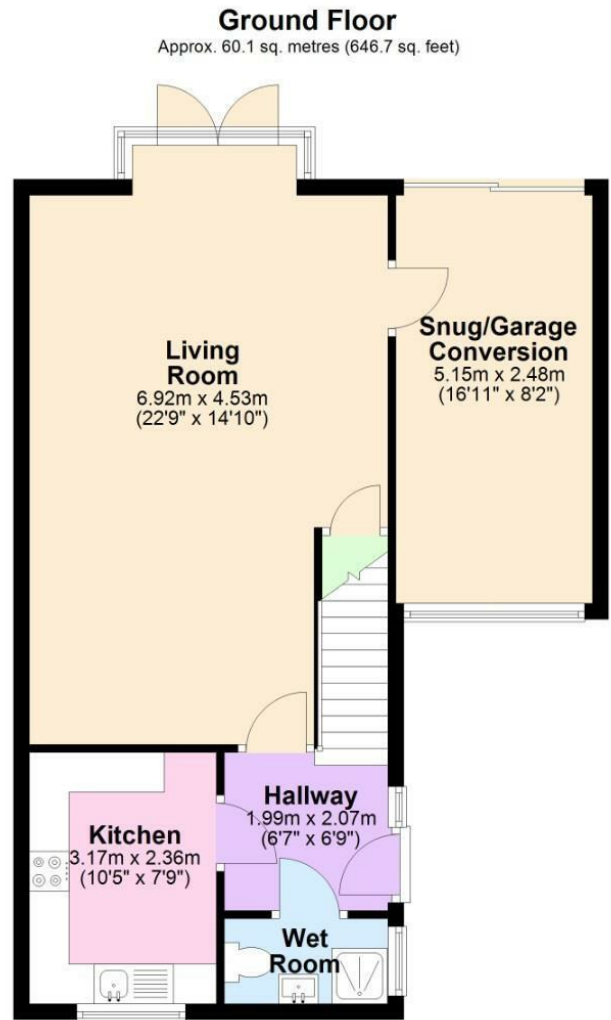
Royston and Lund are delighted to bring to the market this four bedroom detached property located in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue where you will find local shops, restaurants and bars. Not to mention having excellent transport links into the City Centre and the surrounding villages. This property would be a great fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen, and downstairs wet room. The main living room is a generous size and benefits from French doors to the rear aspect that lead to the rear garden. Off from the living room is the garage conversion which is a versatile space and can be used as a home office or separate study. The kitchen is an ample space and features integrated appliances such as an oven, hob and extractor fan along with a built in dishwasher. The ground floor further displays a convenient wet room consisting of a shower, wash basin and WC.

To the first floor there are four well proportioned bedrooms. The master bedroom and bedrooms two and three are both well proportioned doubles and bedroom four is a spacious over stair single. All four bedrooms share a modern tiled four piece suite bathroom showing a separate bath and shower along with a wash basin and WC.

Facing the property there is ample off street parking via a single driveway leading to a further carport fitting several vehicles, with a garden area to the left hand side. To the rear there is a well maintained garden with patio area to start with a pathway splitting the lawn. The rear garden further demonstrates flower bedding featuring mature shrubbery and flowers. To the rear aspect there is storage shed and greenhouse.

Please Note: Some of the above pictures are the result of using AI-based editing tools.



Total area: approx. 108.0 sq. metres (1162.3 sq. feet)



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) 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.

