



111 Stamford Road

West Bridgford | NG2 6GG | Guide Price £385,000

ROYSTON  
& LUND



- Guide Price Range £385,000 - £410,000
- Extended to the rear
- Generous kitchen/diner with separate utility room
- Bi-fold doors off the dining area
- EPC rating TBC - Freehold
- Stunning three bedroom semi-detached
- Recently renovated throughout
- Downstairs WC
- Off street parking
- Council tax band







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A beautifully presented extended three bedroom semi-detached home in West Bridgford. The property has been extensively developed by the current owners and really has the wow factor when you step into the generous kitchen, dining family room at the rear.

Entering into the hallway that benefits from built in storage, we have access into the lounge, utility, kitchen area and stairs to the first floor. The rear of the property has been opened up to create a stunning room perfect for entertaining and features a fully integrated kitchen with a central island, bi-fold doors off the dining area and a snug area. There is also a separate utility room and a downstairs WC.

Upstairs there are two double bedrooms and a single bedroom, as well as a separate three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

To the front there is off street parking for two vehicles and to the rear there is decking off the dining area and a lawned garden with mature shrubs and trees.





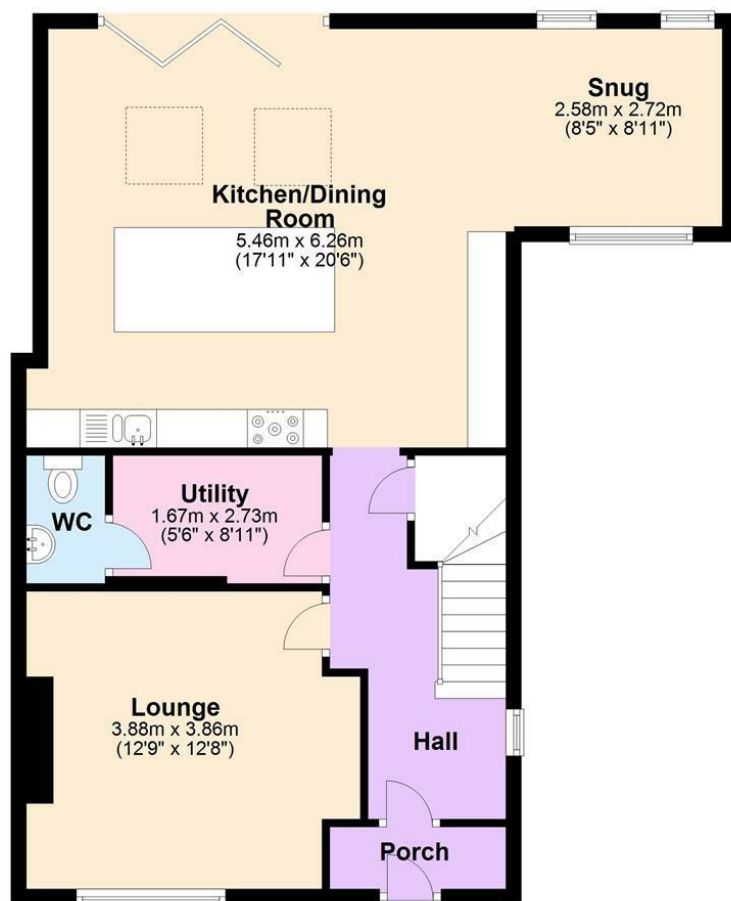
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	51	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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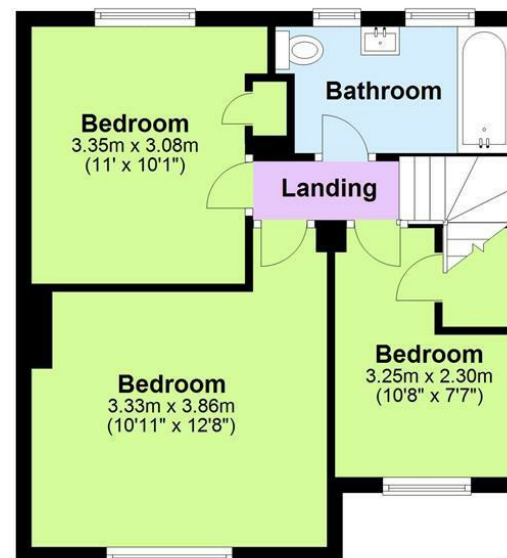
## Ground Floor

Approx. 76.2 sq. metres (820.0 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 116.3 sq. metres (1251.4 sq. feet)

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