



8 Whitfield Close

| NG11 7AU | Offers In The Region Of £318,450 - £350,000

ROYSTON  
& LUND

- **\*\*OFFERS IN THE REGION OF £318,450\*\***
- **\*\*NO CHAIN\*\***
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - D
- Three Bedroom Detached Family Home
- Would Benefit From Modernisation/Renovation
- Built In Wardobes
- Excellent Transport Links
- Freehold - Council Tax Rating - C





**\*\*OFFERS IN THE REGION OF £318,450\*\***

**\*\*NO CHAIN\*\***

Royston and Lund are delighted to bring to the market this three bedroom detached property located in Wilford. Situated close by to numerous amenities being so close to West Bridgford where there are local shops, bars and restaurants, along with excellent transport links and being a stones throw away from well regarded schools and Wilford tram stop. This property would be a great fit for a growing family.

Ground floor accommodation comprises of an entrance hallway that leads you into the reception rooms and stairs to the first floor. The living room is a generous size with a large front aspect window flooding the room with natural light, pieced together with an electric fireplace. The living room further grants access to a conservatory which in turn grants access to the rear garden. The kitchen dining room is ample in size with integrated kitchen appliances such as an eye level oven, hob with extractor fan, eye level fridge. With more than enough room to add your own freestanding appliances. The kitchen dining room also allows access to the side of the property. The ground floor is finished with an under stair WC.

To the first floor there are three well proportioned bedrooms. The main bedroom being a double and having built in storage space and wardrobes. The second bedroom is also a further double benefitting from built in storage space. The remaining third bedroom is a good size single. All three bedrooms share a three piece shower room with a wash basin and WC.

Facing the property there is a generous size driveway leading down to a large single garage and courtyard area fitting multiple vehicles. To the rear of the property there is a patioed and lawned garden with a shed for storage. The rear of the property is enclosed and aligned with fenced borders.



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

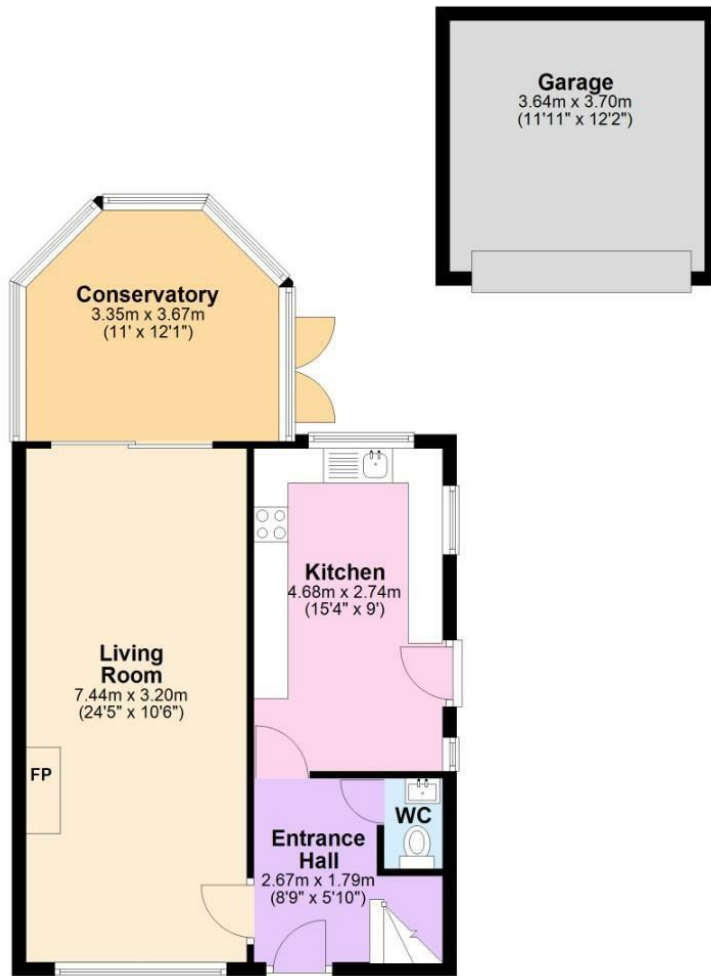
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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		

England & Wales EU Directive 2002/91/EC

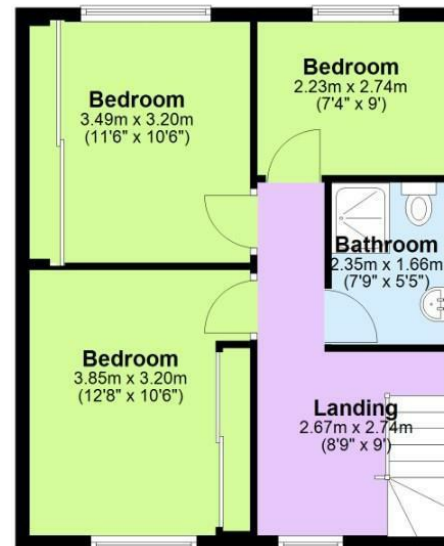
### Ground Floor

Approx. 69.9 sq. metres (752.0 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 114.8 sq. metres (1236.2 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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