

# SUPERIOR HOMES

## ROYSTON & LUND



# 5 Killerton Park Drive

| NG2 7SB

Guide Price £765,000 to £795,000

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Situated in a larger than average plot with SECRET GARDEN, and a DOUBLE STOREY SIDE EXTENSION AND REAR EXTENSION This fantastic opportunity to buy a much loved five bedroom detached family home that has been beautifully refurbished with new doors, decoration, new en-suite, new kitchen and is situated on the edge of the sought after Compton Acres development and siding onto the Nature reserve.

The two storey side extension has created an impressive side extension and extra bedroom which was built in 2006. The single storey rear extension has further opened the kitchen creating a stunning open plan living dining kitchen completed in 2022.

The property comprises, entrance porch, reception hall, downstairs cloaks, lounge, dining room, breakfast kitchen, utility room. On the first floor there is a spacious landing which gives access to five well proportioned bedrooms and a family bathroom. The impressive main bedroom has an en-suite shower room.

Located a short distance off Killerton Park Drive where there is ample off road parking a large integral double garage and generous well stocked gardens to the front, side and rear. The side garden leads to a secret garden with children's play house.

Internal Viewing is highly recommended.



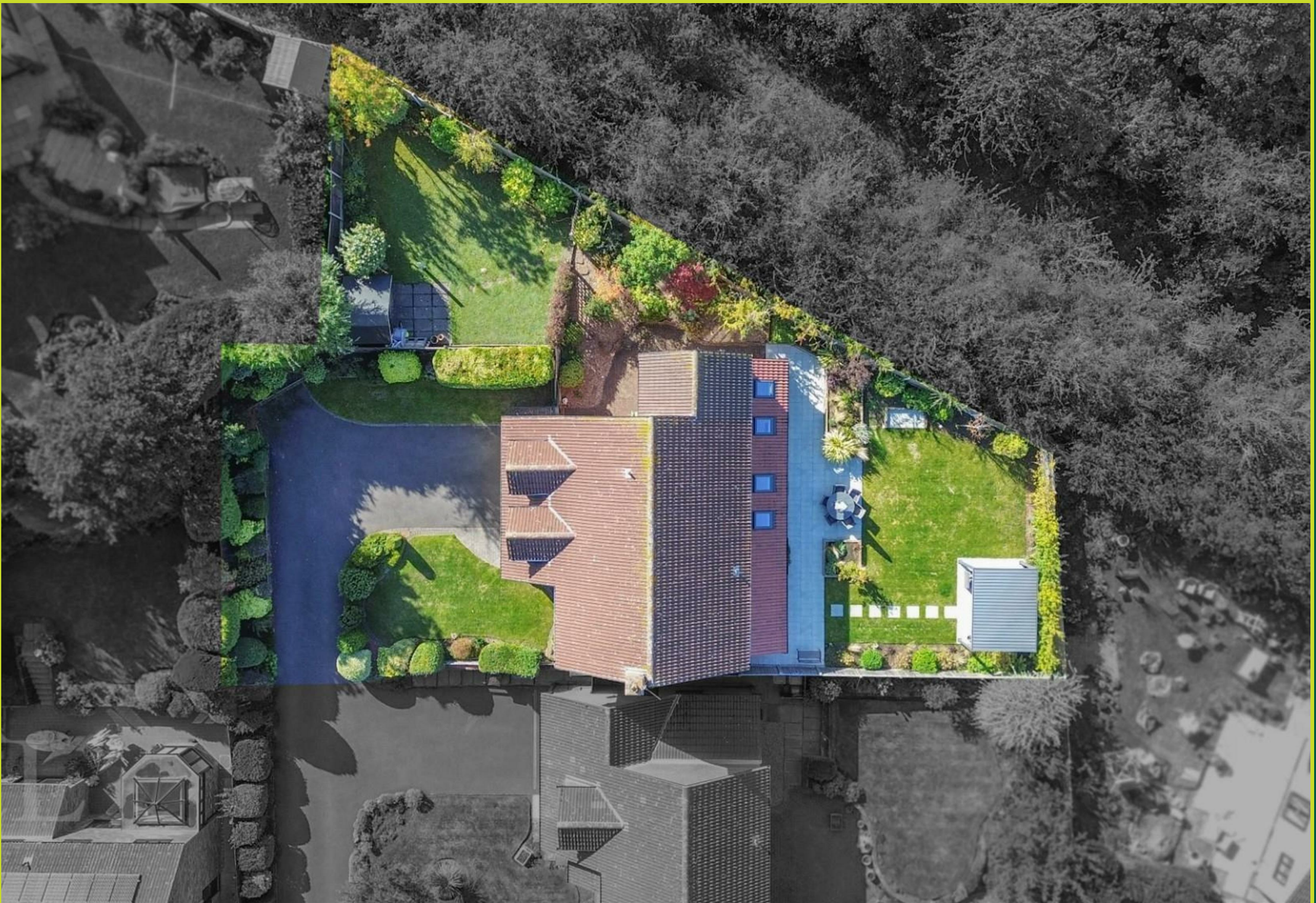


- Guide Price Range £765,000 - £795,000
- Two Storey Side Extension Creating A Fifth Bedroom
- Single Storey Rear Extension Creating a Stunning Open plan Kitchen
- Private cul-de-sac Location Siding on to Nature Reserve
- Refurbished and Modernised Kitchen, En-suite, Doors and Decorations
- Ample off Road Parking, Integrated Double Garage
- EPC D, Council Tax Rating F
- Five Good Sized Bedrooms, Main Bedroom With Refurbished En-suite
- Utility Room, Downstairs W.C
- Landscaped Gardens with addition Secret Garden Space











Killerton Park Drive is a much sought after location, amenities nearby include easy access to brilliant tram links, Compton Acres shopping precinct and well-regarded schools.

It is within close proximity of West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.



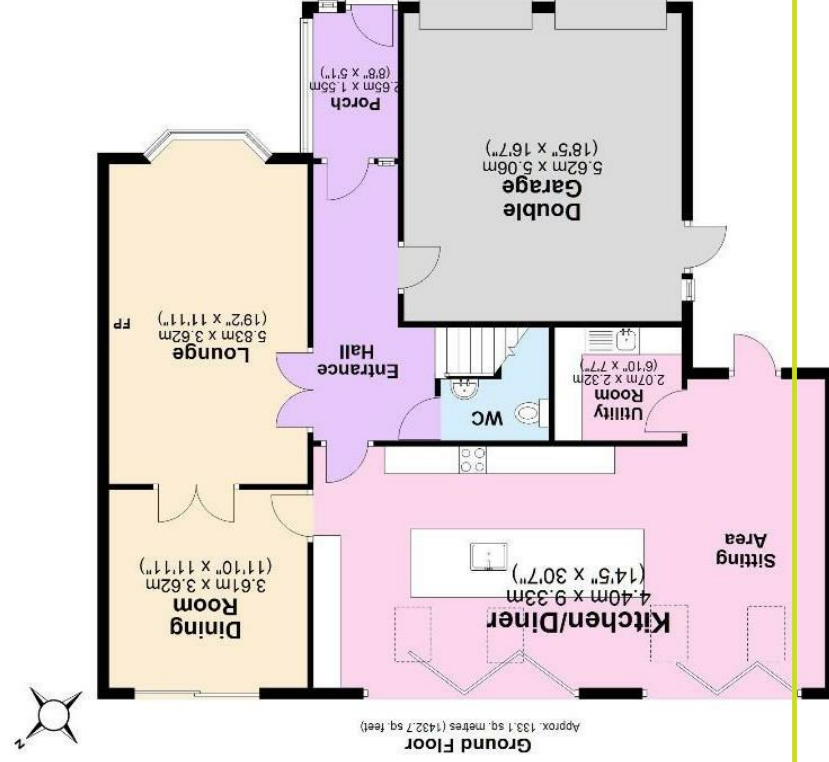
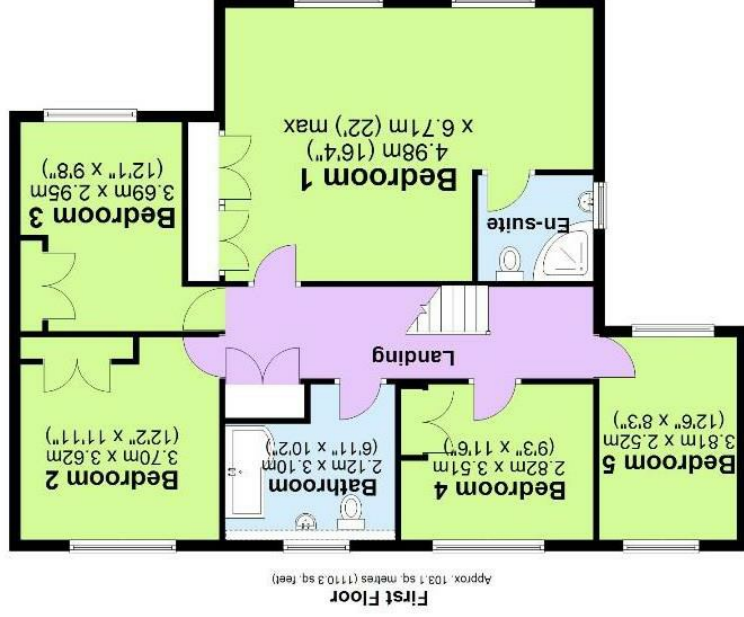
Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles away.



West Bridgford lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.

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.

Total area: approx. 236.2 sq. metres (2543.0 sq. feet)



| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                      |                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> | <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> |
| <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                      | <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                |
| Potential                                                                                                                                                                                                                                                           | Current                                                                                                                                                                                                                       |

