

14 Brewill Grove

| NG11 7HJ | Guide Price £475,000 - £525,000

ROYSTON & LUND

- **NO CHAIN**
- ***GUIDE PRICE £475,000 - £500,000***
- Ample Off Street Parking With EV Charger
- Well Presented Throughout
- Ground Floor Utility/WC
- Ensuite Shower Room And Family Bathroom
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - B Freehold - Council Tax Band - E

















GUIDE PRICE £475,000 - £500,000

Royston and Lund are delighted to bring to the market this stunning four bedroom detached property located in Wilford. Situated close by to numerous amenities that Wilford has to offer, including being just a short walk from the tram providing access into the City Centre. The property is also within close proximity to highly sought-after schools, not to mention being a short drive from West Bridgford's Central Avenue, where you will find local shops, pubs and restaurants. 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, the living room is a generous size and benefits from French doors leading to the rear garden, as does the spacious formal dining room. The kitchen is a generous size, showcasing high-quality base and wall units which house integrated appliances such as an oven, hob and extractor, along with a dishwasher and more than enough room for further freestanding white goods. The ground floor study is perfect for a home office, with a bay window facing the front aspect. The ground floor is completed with a utility/WC, which contains a further wash basin and space for a washer/dryer.

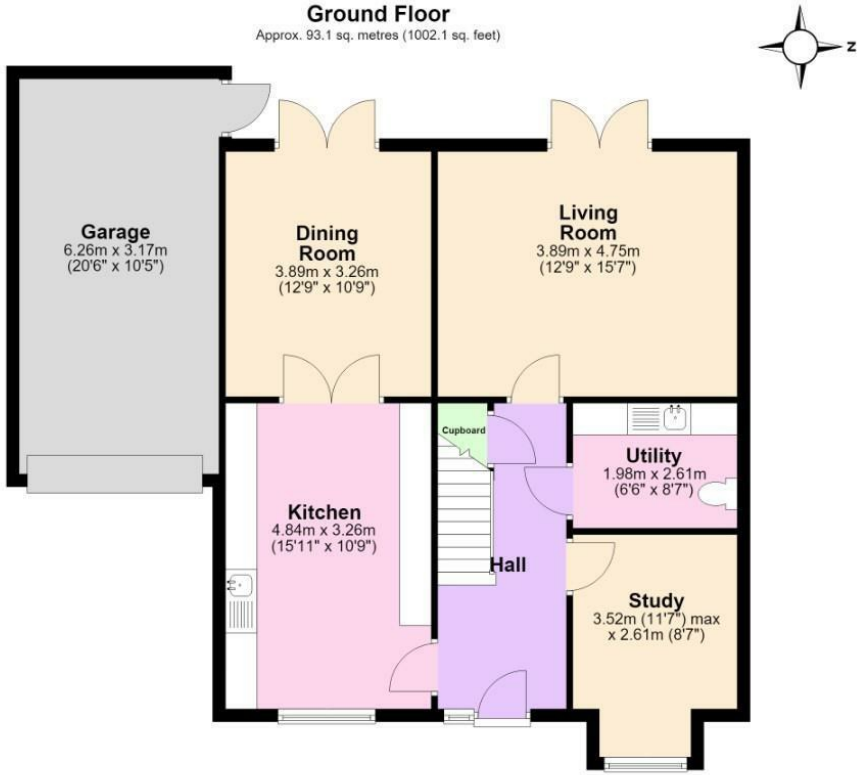
To the first floor, there are four well-proportioned double bedrooms. The master bedroom benefits from built-in wardrobe space, along with a modern tiled three-piece en-suite shower room. The second bedroom also benefits from built-in wardrobes. All bedrooms have additional access to a three-piece bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is ample off-street parking via a double tandem driveway and single garage, providing parking for several cars, along with an EV charger.

To the rear, there is a low-maintenance garden with a patio providing space for seating, which leads onto a lawned area enclosed by fenced borders.

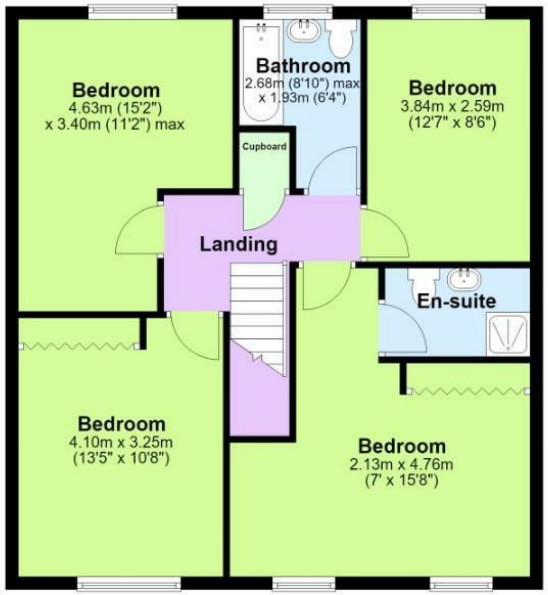
Ground Floor

Approx. 93.1 sq. metres (1002.1 sq. feet)



First Floor

Approx. 71.6 sq. metres (771.1 sq. feet)



Total area: approx. 164.7 sq. metres (1773.2 sq. feet)

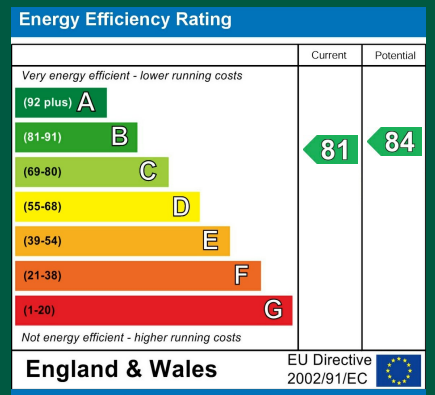
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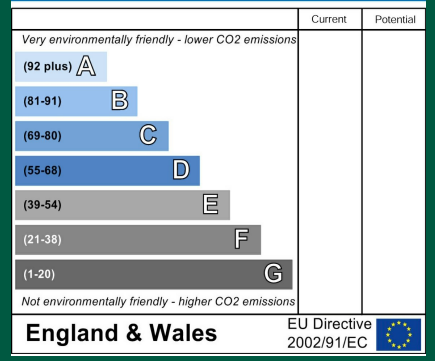
The Property Ombudsman

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EPC





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