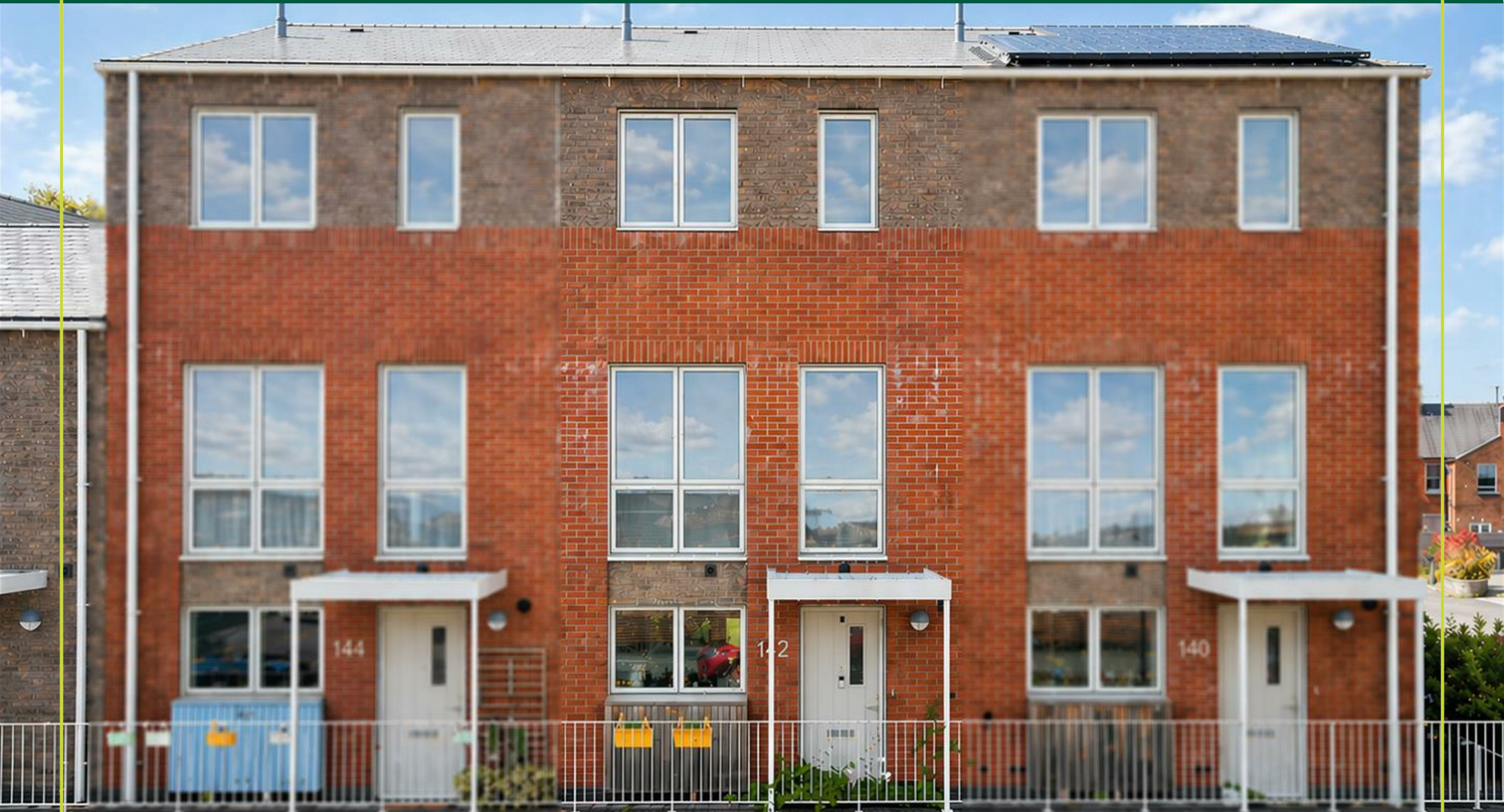


# SUPERIOR HOMES

## ROYSTON & LUND



# 142 Wilford Crescent

| NG2 2EF

Guide Price £340,000 - £360,000

**\*\*GUIDE PRICE £340,000 - £360,000\*\***

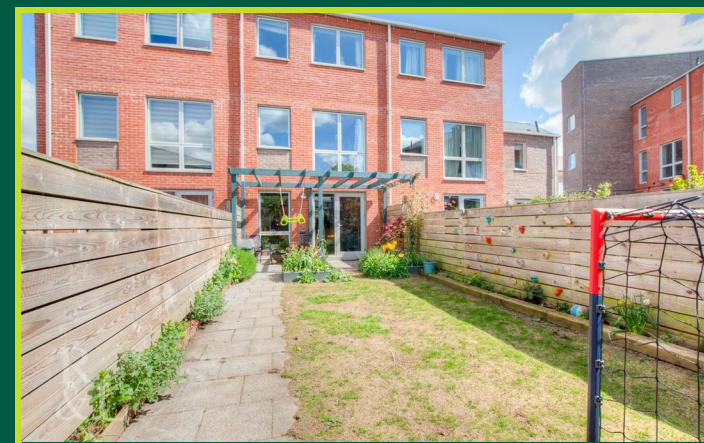
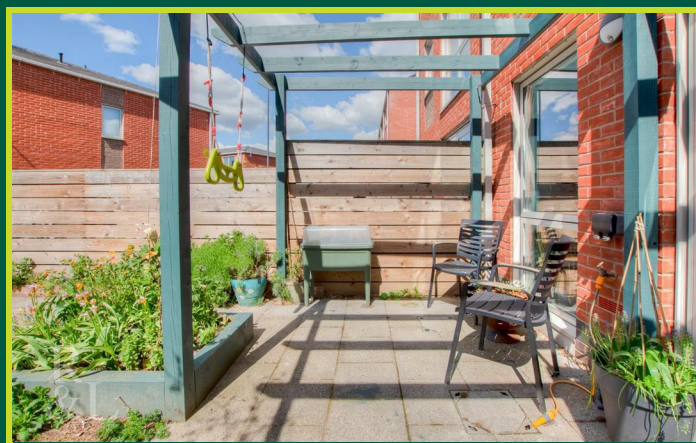
Modern Development Still Benefiting From NHBC Warranty Until 2032

A well-appointed modern townhouse boasting generous open spaces and high-quality contemporary finishes throughout. Ideally located just a short walk from the historic Victoria Embankment, the property offers excellent connections to the City Centre, West Bridgford, and Nottingham Train Station. The Meadows provides scenic riverside walks, a library, and a leisure centre, with Trent Bridge and major sporting venues all within easy reach. This property would be a perfect fit for a growing family, working professionals, or as a high-quality buy-to-let investment.

The ground floor accommodation comprises an entrance hall leading into the main open-plan reception room, a downstairs WC, and a staircase to the first floor. The open-plan family room begins with a stylish kitchen featuring high-quality modern base and wall units, housing top-of-the-range integrated appliances such as an eye-level oven, hob, and extractor hood, along with a dishwasher, built-in washing machine, and fridge freezer. There is also ample space for additional freestanding appliances. The kitchen flows seamlessly into a generously sized lounge, creating the perfect family space, with access to the rear garden through French doors.

To the first floor are two well-proportioned double bedrooms, served by a three-piece bathroom suite comprising a bath with shower overhead, wash basin, and WC.

The second floor offers two further double bedrooms with high ceilings, along with an additional three-piece shower room.





- Four Bedroom Townhouse, Three Storey Family Home
- EPC Rating - B - High Energy Efficient Insulation, Windows, Fixtures And Fittings / Low Monthly Bills
- Immaculately Presented Throughout
- Finished To A Very High Standard
- High Quality Fixtures And Fittings
- Open Plan Family Room
- Shower Room And Three Piece Bathroom
- Ground Floor WC
- Low Maintenance Rear Garden
- Within Easy Reach Of The City Centre, West Bridgford And Excellent Local Facilities

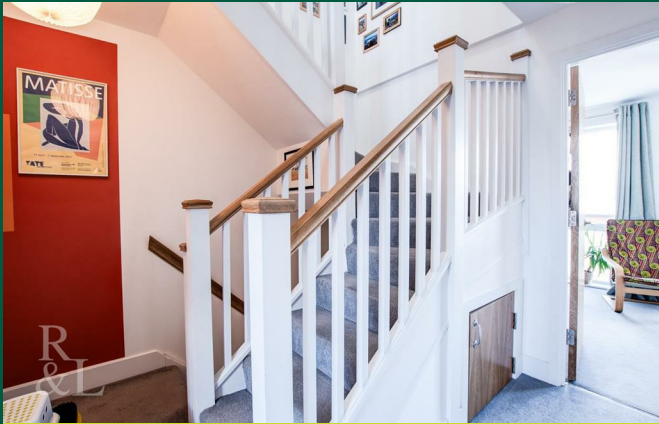




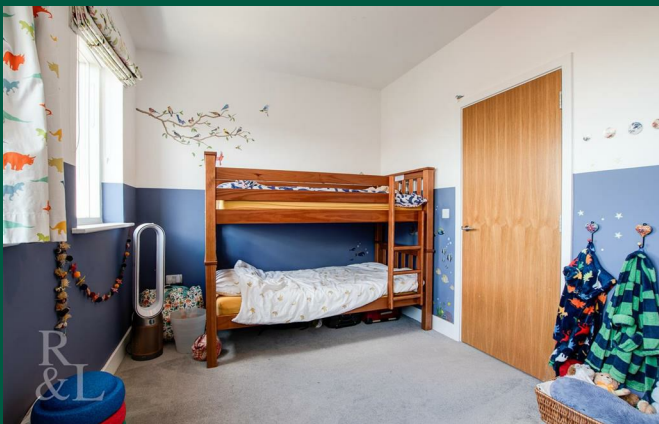
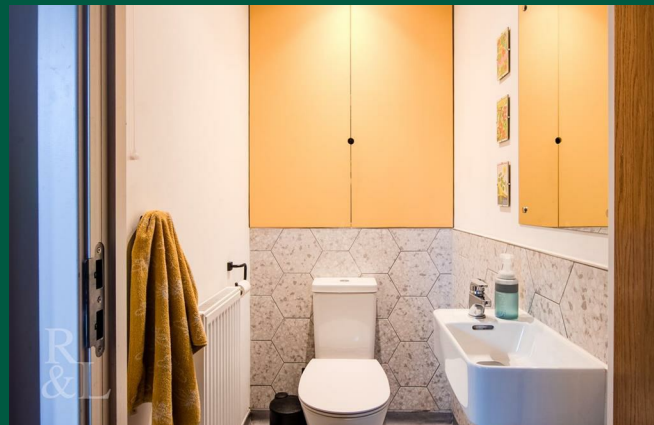
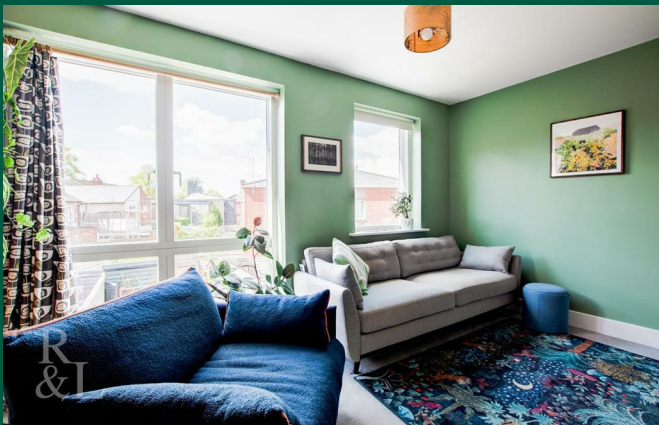
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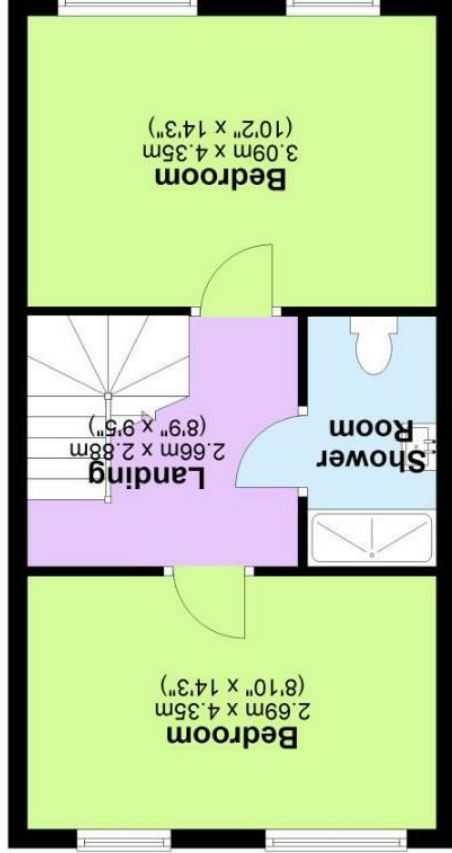
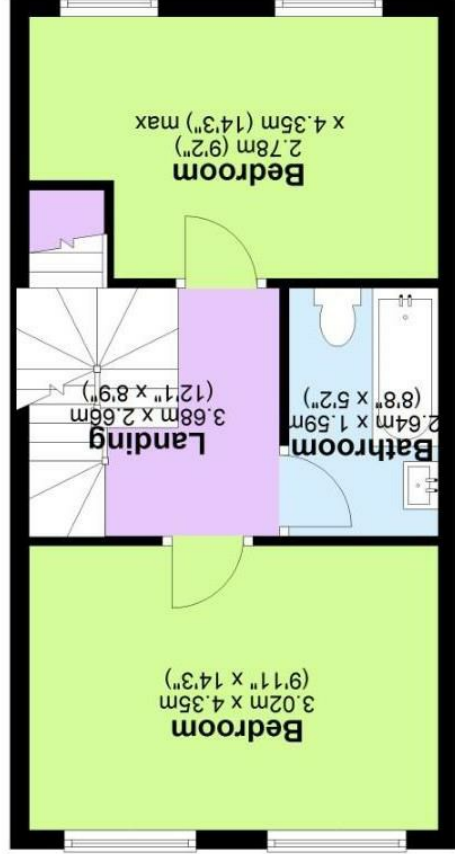
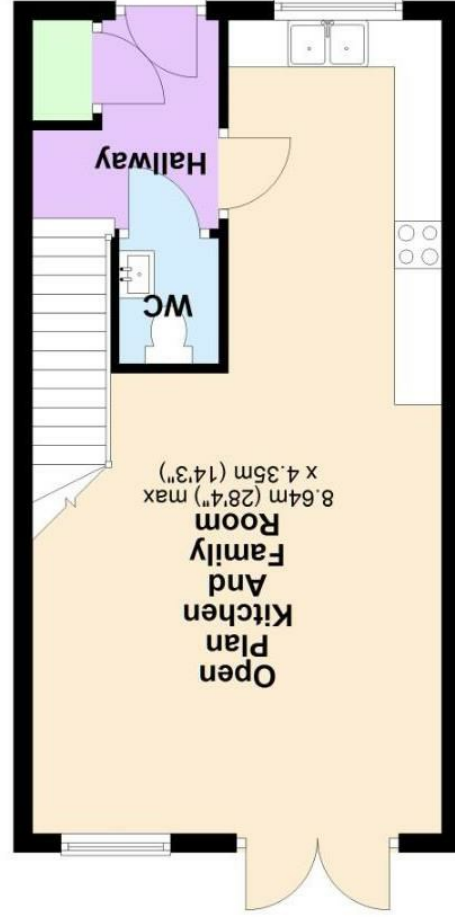


In front of the property, there is on-street permit parking available. At the back, you'll find a low-maintenance patio that starts from the French doors beneath a pergola. This area leads to a further lawn space, which is aligned with a pathway and flower beds. Positioned at the rear of the garden is a storage shed. Overall, the garden is enclosed with fenced borders.



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. 112.7 sq. metres (1213.4 sq. feet)



| England & Wales                             |             |
|---------------------------------------------|-------------|
| EU Directive 2002/91/EC                     |             |
| Very energy efficient - lower running costs | (92 plus) A |
| (81-91) B                                   |             |
| (69-80) C                                   |             |
| (55-68) D                                   |             |
| (39-54) E                                   |             |
| (21-38) F                                   |             |
| (1-20) G                                    |             |
| Not energy efficient - higher running costs |             |
| Current                                     | 86          |
| Potential                                   | 95          |

| England & Wales                                                 |             |
|-----------------------------------------------------------------|-------------|
| EU Directive 2002/91/EC                                         |             |
| 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                                                       |             |
| (1-20) G                                                        |             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |             |
| Current                                                         |             |
| Potential                                                       |             |

EPC



PROTECTED

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