



Stapleton Keyworth Road

Wysall | NG12 5QQ | Offers Over £790,000

ROYSTON  
& LUND

- Four Double Bedrooms + Office/Study
- Bathroom, Shower Room and WC
- Views Out the Rear
- Wrap Around Garden
- EPC Rating D - Freehold
- Electric Car Charging Point
- Kitchen & Utility Room
- Lounge & Garden Room
- Ample Off Street Parking
- Council Tax Band F





\*\*\*\*First time on the market in 35 years\*\*\*\*

Royston and Lund are pleased to bring to the market this well appointed four bedroom dorma bungalow in the picturesque village of Wysall. Set away from the road on a private plot that backs onto fields at the rear, this wonderful property offers versatile living accommodation over both floors and benefits from ample off street parking.

Entering into the entrance hall, there is access to the kitchen breakfast room, utility room and the dining room. The kitchen benefits from a range of integrated appliances including a double oven, hob, extractor fan and a dishwasher, while there is space for further free standing appliances in the utility room that allows access to a downstairs WC.

From the dining room there is access to the main hallway that allows access to three bedrooms, bathroom, lounge, study and stairs to the first floor. The lounge features dual aspect windows, a log burner and allows access to the Garden room at the rear. Bedroom two benefits from a dressing area with built in storage, while there is also built in storage to bedroom three. The bathroom consists of a bath, separate shower, WC and wash basin. To the first floor there is the main bedroom suite that consists of a well proportioned double bedroom with a stunning window overlooking the rear, built in wardrobes and a shower room across the landing.

Towards the front of the property there is a gated in and out driveway with a wide range of mature shrubs and trees and access down both sides with a raised seating area down the right hand side. Towards the rear there is a landscaped garden again with mature shrubs, trees and seating areas. There is also an electric car charging point.

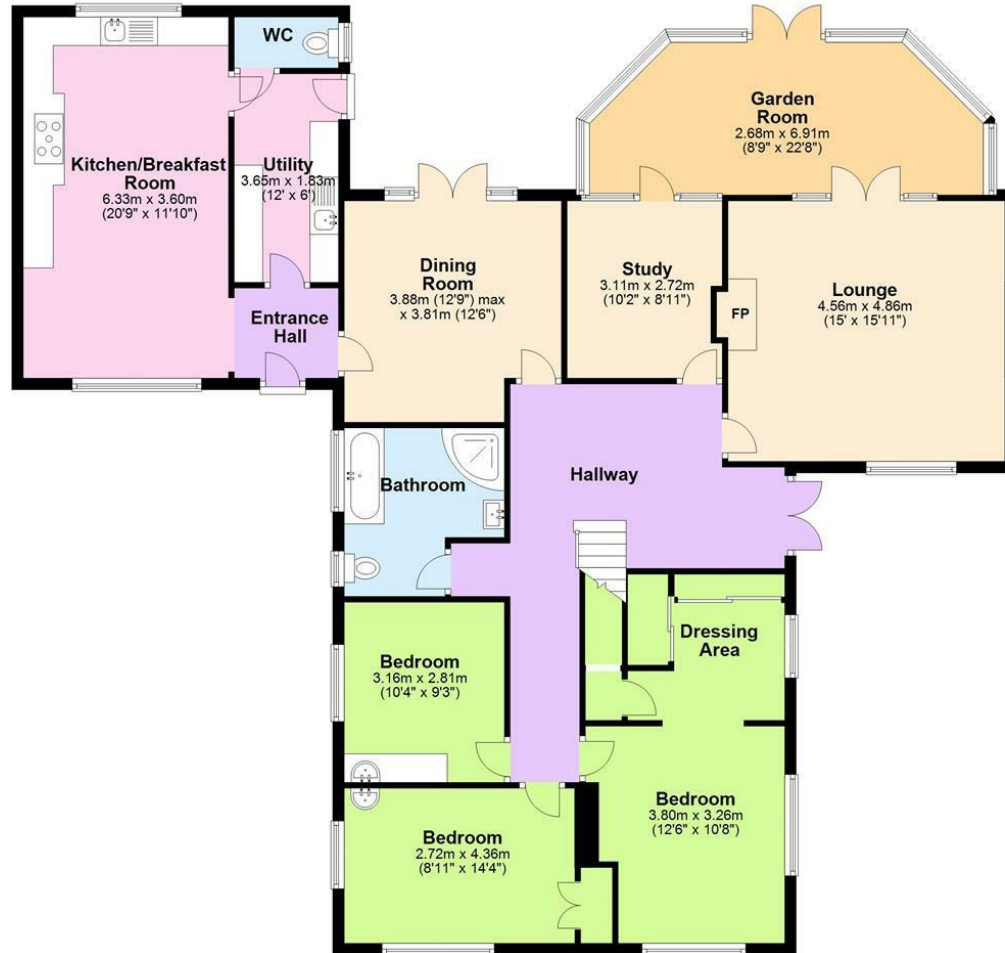




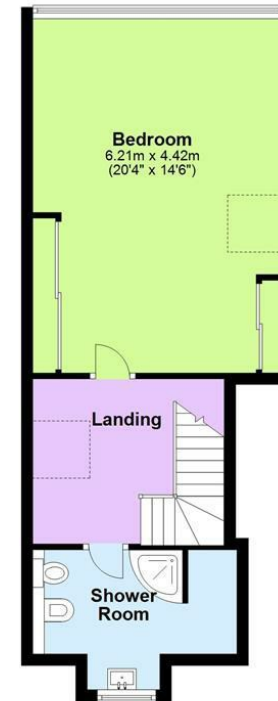
### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>	<b>57</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 170.5 sq. metres (1835.1 sq. feet)



**First Floor**  
Approx. 45.1 sq. metres (485.8 sq. feet)



Total area: approx. 215.6 sq. metres (2320.8 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.

**ROYSTON & LUND**