

# SUPERIOR HOMES

# ROYSTON & LUND





# Clipston Lane

Normanton-on-the-Wolds | NG12 5NW

£825,000

Royston & Lund are delighted to market Rydal House, a beautifully presented, detached, four bedroom family home set in one of Rushcliffe's most desirable villages, Normanton on the Wolds. Set on a wonderful plot measuring just over 1/3 of an acre the property itself measures just short of 2000 sq.ft.

Internal accommodation comprises a full length, dual aspect kitchen/breakfast room with integrated dishwasher and sink/drainer, a free standing Rangemaster style cooker with double oven and 6-ring hob plus a free-standing American Fridge & Freezer complete with island and multi-fuel burner with double doors to the rear opening to the rear garden and an integral stable door opening to the garage, which usefully doubles up as a utility area. A separate dining room off the kitchen/breakfast room also has double doors to the rear garden. A full length, triple aspect reception room benefits from windows to the front, side and rear of the property offering ample natural light. The reception room also benefits from a multi-fuel burner with stairs leading up to the first floor and also leads to a separate cloakroom with a downstairs w/c also providing access to the rear garden.

To the first floor there are four bedrooms, three comfortable doubles and a smaller fourth bedroom with a family bathroom comprising a four piece suite – w/c, sink, bath and separate shower plus a second separate shower room comprising a w/c, sink and corner shower.







- Detached, Four Bedroom Family Home
- Set On Just Over 1/3 of an Acre
- Full Length, Dual Aspect Kitchen/Breakfast Room
- Full Length, Triple Aspect Reception Room
- Beautifully Maintained & Private Front & Rear Gardens
- Ample Off-Street Parking
- Large Integral Garage
- Family Bathroom w/Four Piece Suite + Separate Shower Room + D/S W/C
- One of Rushcliffe's Most Sought After Villages
- Council Tax Band G - Freehold - EPC Rating C







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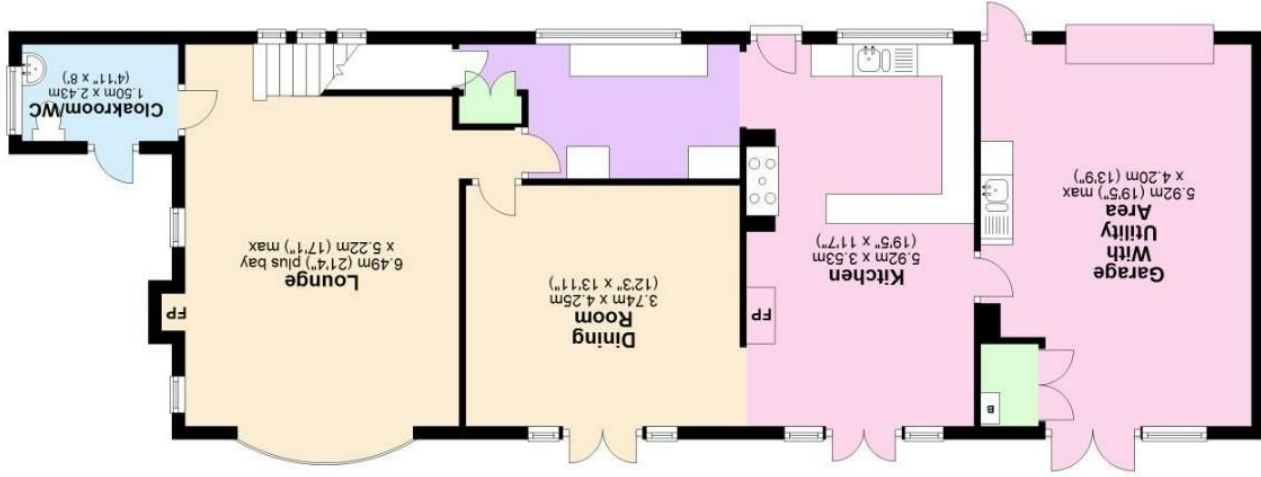
The generous plot is particularly private and includes beautifully maintained gardens at the front and rear. To the front, double gates give access to a large, gravel parking area providing ample off-street parking for multiple vehicles with a lawned area complimented by a selection of shrubs, trees and bushes. The rear garden features multiple seating areas, a large lawn space, a selection of fruit trees, veg garden and an area currently housing chickens with a chicken run and a coop.

Normanton on the Wolds is located just off the A606 providing easy transport links to the A46 and A52 in turn making access to West Bridgford, Nottingham City Centre, East Midlands Airport and the M1 convenient. The village features a multi-award winning pub and has multiple footpaths on to the Wolds Way with footpaths leading across Rushcliffe.



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.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	83		69

