



Ty Bryn Park Road

Plumtree Park | NG12 5LX | £495,000

ROYSTON  
& LUND



- Stunning Views To The Rear
- Ample Off Street Parking
- Close Buy To Numerous Amenities
- Immaculately Presented
- Council Tax Band- F
- Integrated Kitchen Appliances
- Highly Sought After Location
- Excellent Transport Links
- EPC- C







Royston & Lund are delighted to bring to the market this detached bungalow boasting stunning views over open countryside set on Park Rd, Plumtree Park, one of Rushcliffe's most sought after locations. Offered to the market with no onward chain.

Internal accommodation comprises an entrance porch leading to a hallway off which there is a W/C and useful storage cupboard housing the boiler. Double doors off the hallway lead to a beautifully light dual aspect open plan lounge/diner which enjoys the views with a sun room at the back of the dining room. Off the dining room to the front is a separate kitchen/breakfast room with external door to the side elevation.

Two generous double bedrooms, the master enjoying the open views to the rear with a sliding door opening to the rear garden and a family bathroom complete with four piece suite comprising a w/c, wash hand basin, bath and separate shower.

To the front of the property there is ample off-street parking for multiple cars with a strip of lawn to the front and a gated section to the side aspect leading to an out room used for storage. To the rear, a garden comprises a patio area which leads onto a lawned area overlooking fields to the rear with a selection of shrubs, trees and bushes.

The plot offers a lot of further scope for extension and further development, subject to relevant permissions.

Located in the popular and quiet Plumtree Park area, there is easy access to the village centre with West Bridgford, Nottingham City Centre, Loughborough and Leicestershire accessible a the link roads of the A606, A46 and A52.





Total area: approx. 116.0 sq. metres (1248.8 sq. feet)

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

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		

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