



11 Killerton Park Drive

West Bridgford | NG2 7SB | Asking Price £600,000

ROYSTON
& LUND

- Detached Bungalow
- Lounge, Dining Room and Garden Room
- Driveway & Garage
- Kitchen & Utility Room
- EPC Rating D - Freehold
- Three Bedrooms
- Shower Room and En-Suite Bathroom
- No Upward Chain
- Built in Storage Throughout
- Council Tax Band E





Royston and Lund are pleased to bring to the market this well presented three bedroom detached bungalow in the highly sought after area of Compton Acres, West Bridgford. Situated on a cul de sac with off street parking to the front and a single integral garage, this home is offered to the market with no upward chain.

In brief the property comprises an entrance hallway with built in storage, a generous lounge with feature fireplace, dining room and a stunning garden room with vaulted ceiling. There is an opening from the garden room that wraps back through the kitchen that benefits from an integrated double oven, fridge freezer, hob, extractor fan and a separate utility room with space for free standing appliances.

The main bedroom benefits from ample built in wardrobe space, as well as an en-suite bathroom consisting of a bath, separate shower, WC and wash basin. There are two further bedrooms and a shower room. Towards the rear of the property there is an enclosed southerly facing landscaped garden with a patio area, lawn, mature shrubs, trees and fenced boundaries.

West Bridgford, a delightful town in Nottinghamshire. It is celebrated for its rich heritage, picturesque parks, and vibrant community. It offers a perfect blend of historic charm and modern convenience. With beautiful green spaces like West Bridgford Park, Holme Pierrepont, Nottingham Forest and the iconic Trent Bridge Cricket Ground.

The town's central avenue is lined with independent shops, cafes, and restaurants, making it a lively hub for local and international cuisine. The bi-weekly farmers' market at Bridgford Park is a beloved attraction, offering fresh produce and artisanal goods.





EPC

Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor

Approx. 162.6 sq. metres (1750.4 sq. feet)



Total area: approx. 162.6 sq. metres (1750.4 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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