



11 Stamford Road

West Bridgford | NG2 6GA | Guide Price £800,000

ROYSTON  
& LUND



- Guide Price £800,000
- Four Double Bedrooms
- Kitchen, Utility & D/S WC
- Highly Sought After Location
- EPC Rating D - Freehold
- Detached Family Home
- Three Reception Rooms
- In & Out Driveway with Garage
- Bays to Front & Side
- Council Tax Band F







Guide Price £800,000

Royston and Lund are pleased to bring to the market this wonderful four double bedroom detached family home on one of the most highly sought after roads in West Bridgford. The property benefits from an in & out driveway with garage and is situated within catchment area for highly sought after schools and within easy reach of the wealth of local amenities on Central Avenue.

Entering into the stunning hallway that features an original staircase and benefits from a downstairs WC, there is access to two of the reception rooms, kitchen and stairs to the first floor. The dining room benefits from a bay window to the front with feature fireplace, while the living room has a bay window to the side and a further fireplace. The kitchen area benefits from a breakfast bar and a range of fully integrated appliances, as well as a separate utility room and there is access from the kitchen into the garden room at the rear.

To the first floor there are four well proportioned double bedrooms and a four piece family bathroom consisting of a corner bath, shower, WC and wash basin. There are built in wardrobes to bedrooms one & two, while the main bedroom also benefits from an en-suite shower room.

Towards the rear of the property there is a generous wrap around landscaped garden with a patio area, mature shrubs, trees and fenced boundaries.

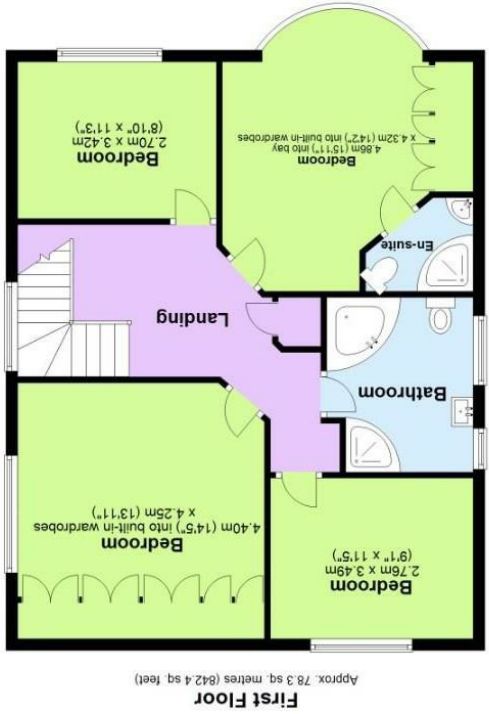


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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. 211.4 sq. metres (2275.5 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 FinalPl.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
(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
	66
	84

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

## EPC Rating

