

SUPERIOR HOMES

ROYSTON & LUND



8 Longlands Drive

West Bridgford | NG2 6SR

Guide Price £750,000 - £775,000

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Royston & Lund are delighted to offer this executive style detached family home situated in Gamston/West Bridgford. Gamston is a sought-after suburban area located in close proximity to West Bridgford and Nottingham city centre. It's known for its family-friendly atmosphere and convenient access to amenities including supermarkets, pubs and commuting links via the A52.

Upon entering the property you are greeted by the welcoming entrance hall which includes access to the ground floor and the first floor via a butterfly staircase. The lounge is a superb sized reception room and runs the length of the property, it includes dual aspect windows from the front and rear providing ample natural lighting. The kitchen/diner is an excellent space for hosting as it includes a feature centre island with a breakfast bar, integrated appliances and access to a separate utility room. The converted garage now configures as a versatile snug. Lastly, there is the benefit of a conservatory which provides access into the rear garden via a set of French doors.

To the first floor there are five good-sized bedrooms. This ample bedroom count is suitable for larger families or those needing extra space for offices or guest rooms. Two of the five bedrooms consist of en-suite shower room/WC. The other bedrooms are complemented by a family bathroom which includes a four piece white suite consisting of a shower, wash basin, WC and a bath.

Outside, there is a well-maintained rear garden which consists of well-maintained lawn, mature shrubs, patio area and a decked area with LED lighting surround which is a perfect space for garden furniture. To the front there is a double-width driveway providing off-street parking leading to an integral garage.



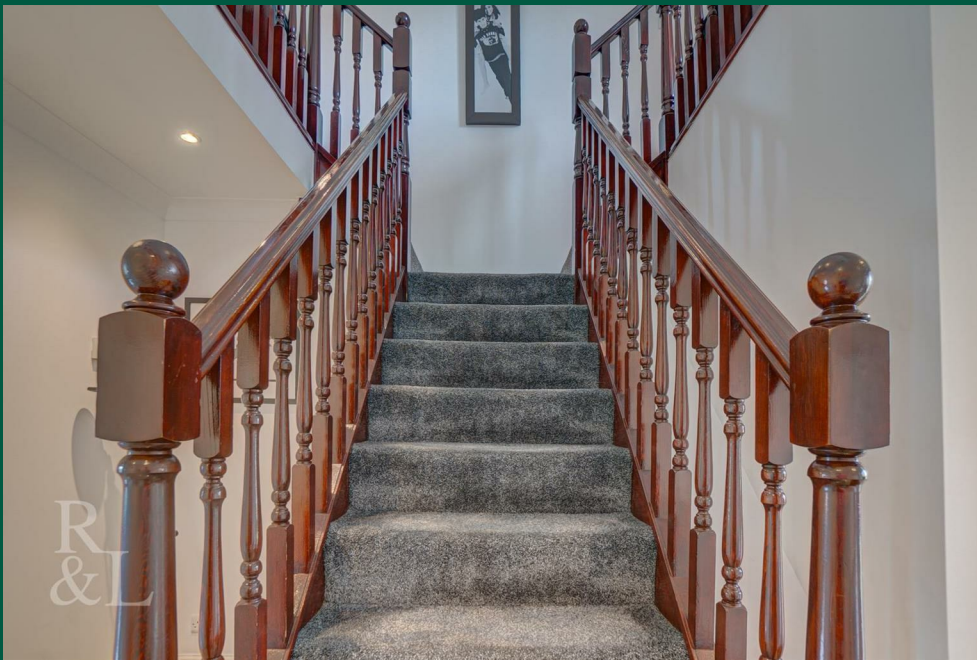


- GUIDE PRICE £750,000 - £775,000
- Executive Style Detached Home
- Good-Sized Lounge
- Stunning Kitchen/Diner
- Conservatory With A French Doors
- Five Bedrooms (Two With En-Suites)
- Family Bathroom
- Rear Garden - Driveway
- EPC Rating C - Freehold
- Council Tax Band F





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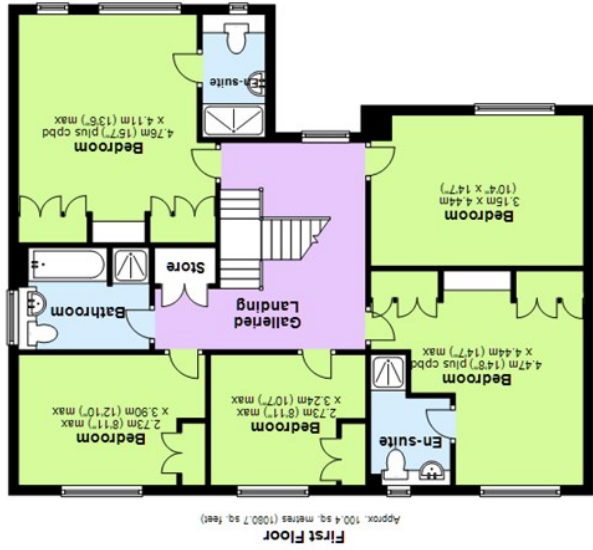
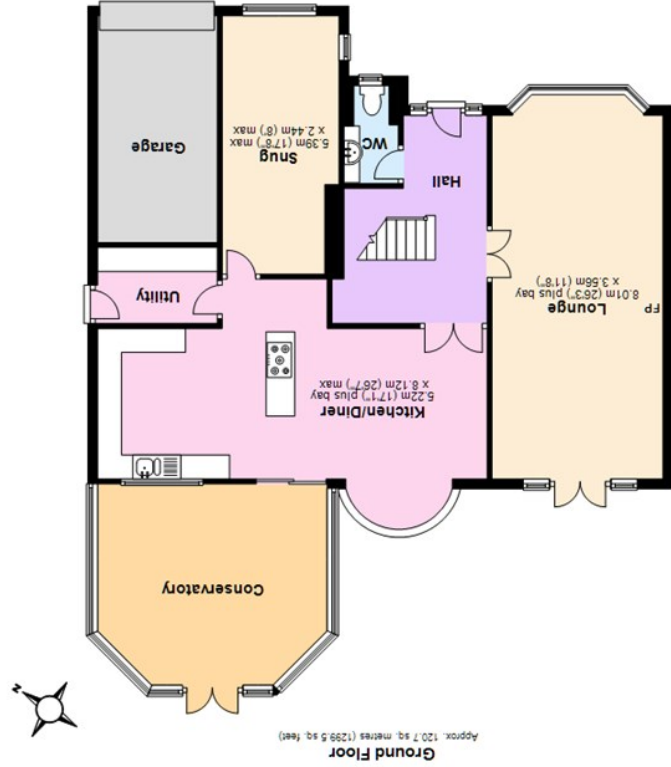
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Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken if any error, omission or mis-statement. This plan is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

Total area: approx. 221.1 sq. metres (2380.1 sq. feet)



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

EPC

