



2 Harston Gardens

West Bridgford | NG2 7UY | Offers Over £615,000

ROYSTON
& LUND

- Detached Family Home
- Well-Presented Throughout
- Spacious Accommodation
- Double Garage - Driveway
- Council Tax Band F - Freehold - EPC Rating C
- Corner Plot Location On A Generous Plot
- Five Double Bedrooms
- Well-Maintained Rear Garden
- UPVC Double Glazed Windows (1 Year Guarantee Remaining)





Royston & Lund are delighted to present this detached family home situated on a corner plot. Nestled in the excellent location of West Bridgford it offers an array of exceptional features & amenities on the doorstep including Wilford Claypit Nature Reserve, commuting links and it is within easy reach of West Bridgford's shops, farmers market, supermarkets & restaurants/pubs!

Entering the property you are greeted by the impressive entrance hall. The accommodation includes a stunning kitchen, complete with a range of units and a Rangemaster cooker. It's equipped with modern appliances and countertop space. This space seamlessly combines functionality with aesthetics, making it perfect for cooking & hosting. Adjacent to the kitchen there is the benefit of a spacious dining area which has been opened up throughout the years by the current owners which creates a spacious feel, there is also the possibility to separate the rooms with internal bi-fold doors. The lounge exudes warmth & relaxation, it includes a stunning fireplace with a portable bio fuel fire (may not be included within the sale) as well as French doors to the rear elevation providing a great view of the rear garden. Lastly to the ground floor, there is a convenient WC and a cloaks cupboard including plumbing and electricity for white good appliances.

To the first floor there are 5 well-proportioned bedrooms, this home is well-suited for a growing family or accommodating guests. The main bedroom includes fitted wardrobes and stylish en-suite shower room whilst a further bedroom benefits from an en-suite as well. The other bedrooms are complemented by a family bathroom with a three piece suite.

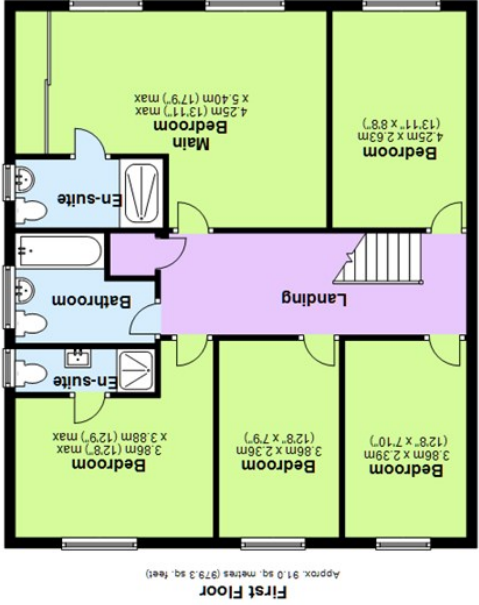
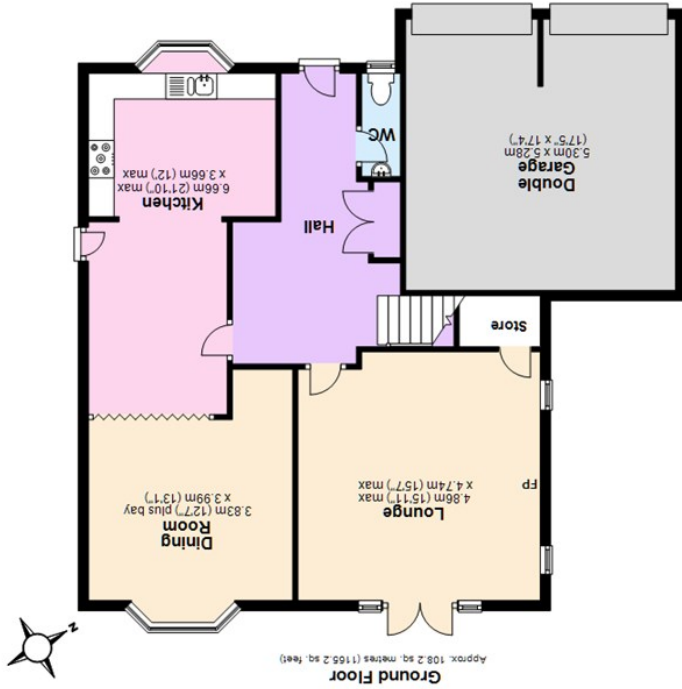
Outside, there is a well-maintained rear garden including patio, shrubs and lawn. To the front there is a driveway providing off-street parking leading to a large double garage which also benefits from loft storage.



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. Plans produced using Planlizard.

Total area: approx. 199.2 sq. metres (2144.4 sq. feet)



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	Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(1-20)	(1-20)	(92 plus)	(92 plus)
(21-38)	(21-38)	A	A
(39-54)	(39-54)	B	B
(55-68)	(55-68)	C	C
(69-80)	(69-80)	D	D
(81-91)	(81-91)	E	E
(92 plus)	(92 plus)	F	F
G	G		
Potential	Potential	Current	Current

EPC

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