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&L

3 Thirlmere

West Bridgford | NG2 6RP | Guide Price £595,000

ROYSTON  
& LUND



- Guide Price £595,000
- Detached Family Home
- Generous Corner Plot Location
- Four Bedrooms
- Three Reception Rooms
- D/S WC - Family Bathroom - En-suite
- Amenities Nearby
- UPVC Double Glazed Windows
- Freehold - EPC Rating E
- Council Tax Band F







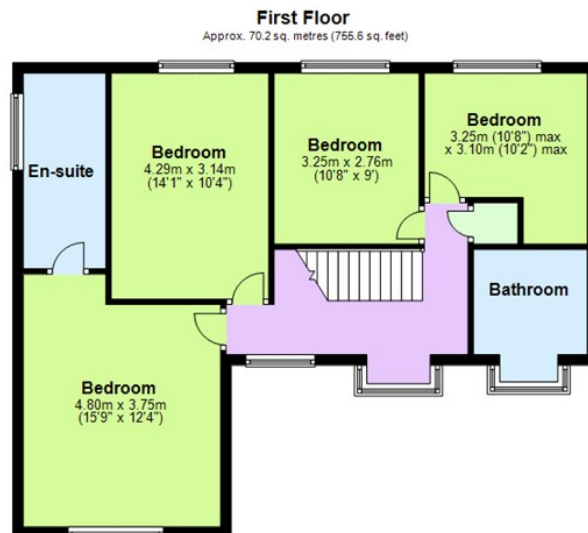
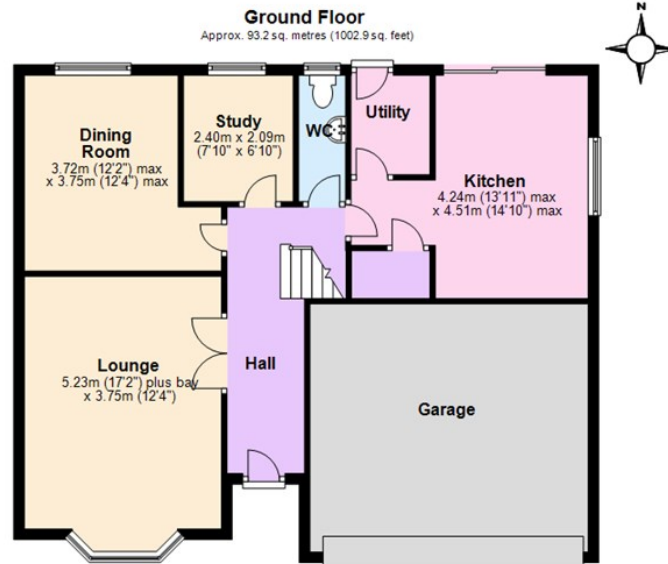
Royston & Lund are delighted to offer this exclusive detached family property situated just off Beckside in the ever popular Gamston. The property is situated within easy access to an array of amenities including supermarkets, commuting links and short distance from West Bridgford.

Upon entering the property you are greeted by a welcoming entrance hall which provides access to the accommodation over both floors. The property includes three reception rooms; good-sized lounge, separate dining room and a useful study. The kitchen includes a range of units with integrated appliances as well as the benefit of a separate utility room. Lastly to the ground floor there is a convenient WC.

To the first floor there are four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room/WC. The other bedrooms are complemented nicely by a family bathroom/WC.

Outside, due to the property being a generous corner plot there is a nicely-sized garden which includes plants/shrubs, lawn, patio and fenced boundaries. To the front there is a double-width driveway leading to a large integral garage.

Viewing highly recommended!



Total area: approx. 163.4 sq. metres (1758.5 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 PlanIt.

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.



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	
(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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