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44 Rydale Road

Sherwood Dales | NG5 3GS | Guide Price £380,000

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- Guide Price Range £380,000 - £400,000
- Three bedrooms
- Dining kitchen
- Rear garden - driveway to garage
- Council tax band C
- Scope to extend further STPP
- Lounge with adjacent sitting room
- Bathroom with a separate WC
- Freehold - EPC rating E
- Detached family home





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Royston & Lund are delighted to offer this traditional style, extended detached family home situated in the highly sought after Sherwood with spacious accommodation over both floors and situated within close proximity of excellent transport links, useful amenities and Nottingham City Hospital.

Entering the property you are greeted by the entrance hall which provides access to the first floor as well as the rooms downstairs. The property has fully engineered wood flooring and tiles throughout where seen. The ground floor includes the lounge, sitting room, dining kitchen and a utility with a ground floor WC. The lounge is a nicely-sized room with a large bay window and an adjacent, versatile sitting room which has space for freestanding furniture. Lastly, the dining kitchen is L-shaped with a range of units, integrated appliances including a hob, cooker and oven, there is also patio doors to the rear garden.

To the first floor there are three ample-sized bedrooms. Both double bedrooms have the benefit of built-in wardrobes providing great storage space. The bedrooms are complemented by a modern bathroom with a wash basin, bath with an overhead shower and a separate WC.

Outside, there is a driveway providing off-street parking which leads to a internal, spacious garage with lighting and power. To the rear there is an enclosed rear garden with lawn, patio, mature shrubs and fruit trees.

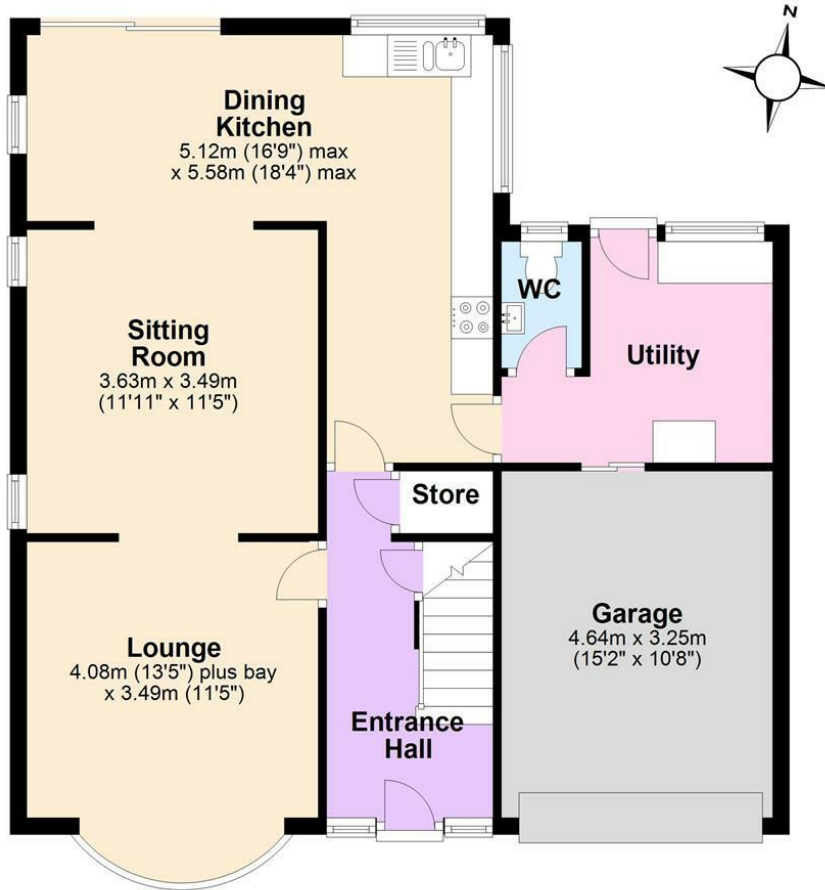


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>51</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

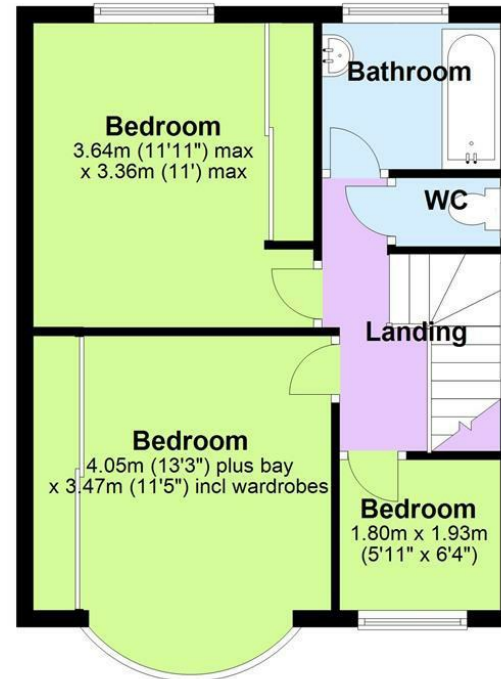
### Ground Floor

Approx. 71.7 sq. metres (771.5 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



Total area: approx. 109.6 sq. metres (1180.1 sq. feet)

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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