11 Ashdown Close

Wilford | NG11 7BD | Guide Price £350,000 - £375,000

- Guide Price Range £350,000 - £375,000 *NO CHAIN*
- Detached Bungalow
- Cul-de-Sac Location
- Amenities Throughout
- Two Double Bedrooms
- Spacious Throughout
- No Chain
- Double Garage
- Freehold - EPC Rating C
- Council Tax Band C
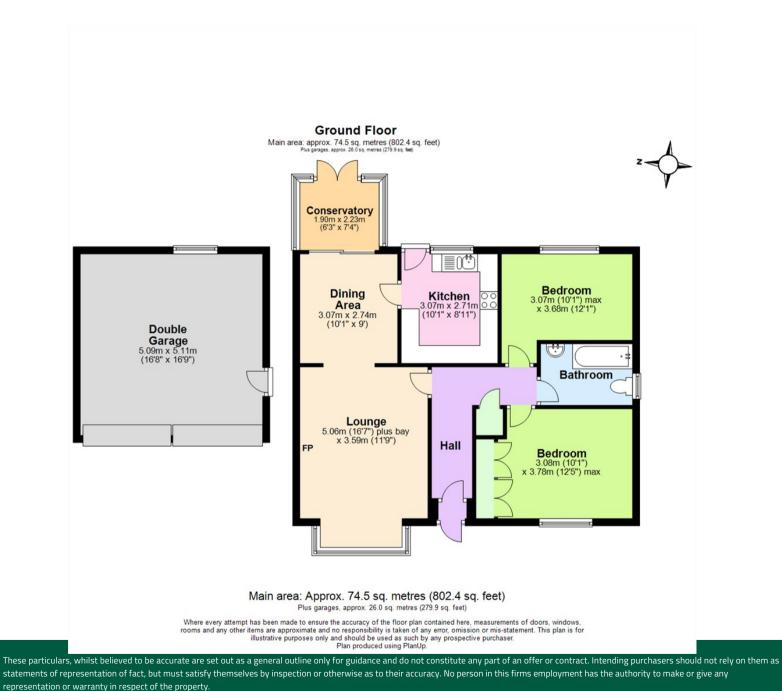
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Royston & Lund are thrilled to present this stunning detached bungalow perfect for those looking to downsize without compromising on comfort and style. Situated in a peaceful cul-de-sac, this home is perfect for those seeking a quiet and friendly neighbourhood. With amenities nearby including shops, cafes, and parks.

This delightful property boasts 802 sq ft of living space, offering a cosy yet spacious environment throughout. Inside, you'll find a lounge, dining area, conservatory and a kitchen. The two double bedrooms provide ample space for relaxation. The bathroom/WC is well-appointed and includes a three piece white suite featuring a bath with an overhead shower, WC and wash basin.

The landscaped rear garden provides a tranquil retreat, ideal for enjoying a cup of tea on a sunny afternoon or hosting a small gathering of friends and family. There is also the benefit of a detached double garage which benefits from a recently fitted UPVC double glazed window.

Don't miss the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and experience the comfort and convenience that Ashdown Close has to offer.

Ground Floor

Main area: approx. 74.5 sq. metres (802.4 sq. feet)
Plus garages, approx. 26.0 sq. metres (279.9 sq. feet)

Conservatory
1.90m x 2.23m
(6'3" x 7'4")

Double Garage
5.09m x 5.11m
(16'8" x 16'9")

Dining Area
3.07m x 2.74m
(10'1" x 9')

Kitchen
3.07m x 2.71m
(10'1" x 8'11")

Bedroom
3.07m (10'1") max
x 3.68m (12'1")

Bathroom

Lounge
5.06m (16'7") plus bay
x 3.59m (11'9")

FP

Hall

Bedroom
3.08m (10'1")
x 3.78m (12'5") max

Main area: Approx. 74.5 sq. metres (802.4 sq. feet)
Plus garages, approx. 26.0 sq. metres (279.9 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 PlanUp.

The Property Ombudsman

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EPC

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC

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