



4 Hyde Park Close

West Bridgford | NG2 7ET | Guide Price £375,000 - £400,000

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- Guide Price Range £375,000 - £400,000
- Situated Within A Cul-de-Sac
- Good-Sized Lounge/Dining Room
- 2x En-Suite - Family Bathroom
- EPC Rating D - Freehold
- Detached Family Home
- Fully Fitted Kitchen
- Conservatory With French Doors Into The Garden
- Amenities Close-by
- Council Tax Band D





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Royston & Lund are pleased to present this well-presented, improved detached family home situated within a quiet cul-de-sac in the ever popular location of Compton Acres in West Bridgford. The property is situated within close proximity to excellent amenities including well-regarded primary and secondary schools, cycle routes to the surrounding areas, supermarkets, gyms and frequent bus routes to the surrounding areas including Nottingham city centre.

Entering the property through the porch you are greeted by a hallway which provides access to a ground floor bedroom, kitchen and the lounge/dining room. The ground floor bedroom is a versatile room and could be used as an office, however it does boast an en-suite shower room/WC. The kitchen includes a range of units and integrated appliances including a hob, oven and extractor fan. The lounge/dining room provides access to the conservatory and also includes the stairs to the first floor.

To the first floor there are three double bedrooms. The main bedroom has the benefit of an en-suite shower room/WC. The other bedrooms are complemented by a bathroom with a three piece suite including a wash basin, WC and a bath.

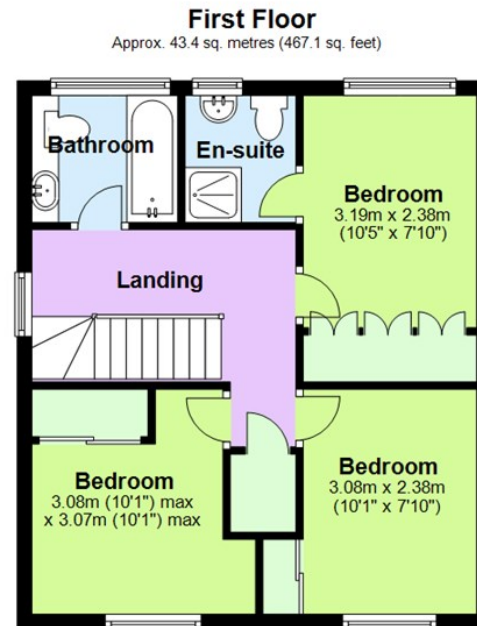
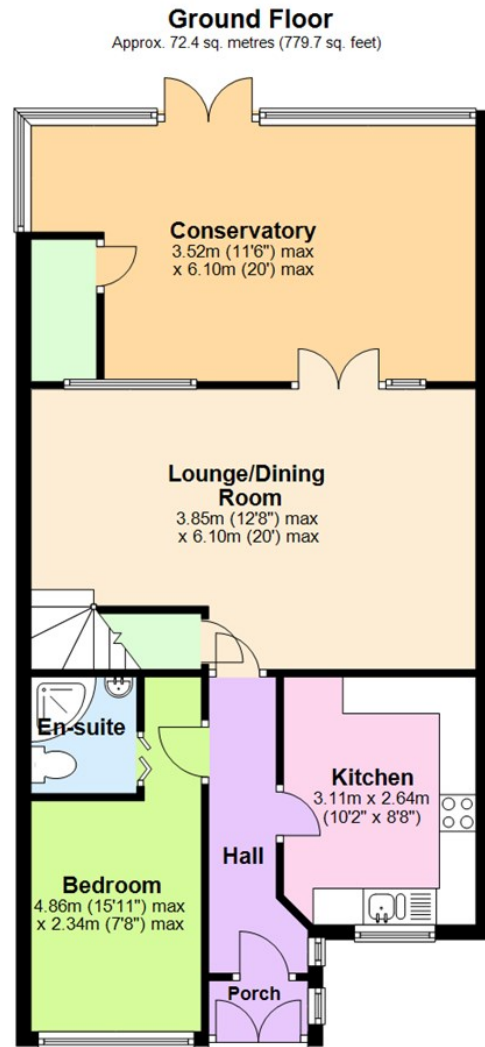
Outside, there is a driveway to the front and to the rear there is an enclosed, low maintenance rear garden with mature shrubs and a shed which provides ample storage for garden equipment.





### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</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	



Total area: approx. 115.8 sq. metres (1246.8 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.

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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