



11 Foxfield Way

West Bridgford | NG2 7ZD | Guide Price £465,000

ROYSTON  
& LUND



- Guide Price Range £465,000 - £485,000
- Four Bedrooms
- Spacious Plot
- Off-Street Parking
- Freehold - EPC Rating B
- Detached Family Home
- Open Plan Layout, Modern Throughout
- Amenities Nearby
- Integral Garage
- Council Tax Band E





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Royston & Lund are pleased to present this detached modern house which boasts a contemporary design. The amenities nearby include easy access into West Bridgford, nearby tram links and Wilford Lane retail park which includes a gym, supermarkets and a cafe.

Upon entering the property you are greeted by the entrance hall which provides access to the property over both floors including the ground floor WC. There is a spacious open plan layout on the ground floor, seamlessly integrating the living, dining, and kitchen areas. The living space is illuminated by natural light streaming through French doors. The kitchen is equipped with a range of modern units and appliances, combining style with functionality.

Upstairs, the first floor features four bedrooms, with the main bedroom featuring an en-suite shower room/WC for added convenience. The other bedrooms are complemented by a Jack and Jill bathroom which features a three piece white suite.

The property also includes an enclosed rear garden, providing a private outdoor space, and a driveway leading to an integral garage, offering practicality and ample parking. This property also benefits from UV solar panels!

Estate Charge - We are lead to believe this is in the region of £215 per year for the general maintenance of the estate



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</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 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	

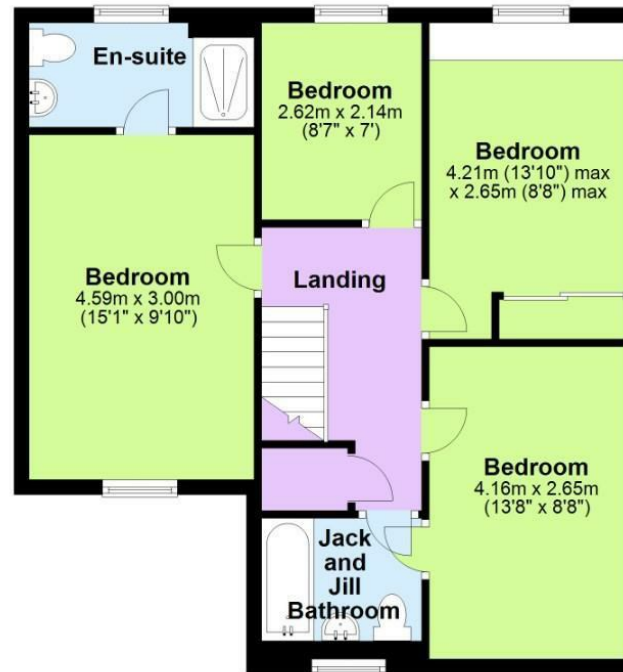
### Ground Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



### First Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



Total area: approx. 120.5 sq. metres (1297.5 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 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.

**ROYSTON & LUND**