

SUPERIOR HOMES

ROYSTON & LUND



2 Magpie Crescent

West Bridgford | NG2 7ZJ

Guide Price £750,000

Guide Price Range £750,000 - £775,000

Royston and Lund are delighted to offer to the market this five double bedroom detached family home on a modern development in West Bridgford, just off Wilford Lane. This home offers ample and versatile living accommodation for a growing family and is located within close proximity of schools, amenities, Gresham Playing Fields, The River Trent and West Bridgford Town Centre.

Entering into the hallway that benefits from built in storage and a downstairs WC, there is an open plan dining area and access into the lounge, kitchen & stairs to the first floor. The kitchen is fully integrated with a double oven, microwave, hob, extractor fan, fridge/freezer and a dishwasher and there is a breakfast/family area with bi-fold doors that open onto the rear patio, as well as double doors from the lounge into the garden. Within the double garage there is a separate utility area that has space for a washer, dryer and a fridge/freezer.

To the first floor there are five double bedrooms and a three piece family bathroom consisting of a bath with shower attachment, WC and wash basin. Bedrooms one, two and three all have their own en-suite shower rooms and there is also a dressing room off the main bedroom.

To the front of the property there is a double driveway and a double integral garage. To the rear there is an enclosed westerly facing landscaped garden with patio areas, lawn, mature shrubs and fenced boundaries.

Please note there is an annual estate charge of approximately £215 for the general maintenance of the communal areas and the property it is still under the 10 year warranty with NHBC.





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- Detached Family Home
- Five Double Bedrooms
- Three Reception Areas
- Kitchen + Utility Area in Garage
- Bathroom + Three En-Suites + Downstairs WC
- Double Driveway + Double Garage
- Westerly Facing Rear Garden
- EPC Rating B - Freehold
- Council Tax Band G









R & L



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.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	86		91

EPC



THE GUILD OF PROPERTY PROFESSIONALS



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.

Total area: approx. 229.7 sq. metres (2472.5 sq. feet)