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121 Wilford Lane

West Bridgford | NG2 7RN | Guide Price £585,000 - £600,000

ROYSTON
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- Guide Price Range £585,000 - £600,000
- 3/4 Bedrooms (Three Doubles)
- Downstairs WC - Family Bathroom
- Extended To The Rear
- Freehold - EPC Rating D
- Detached Family Home In West Bridgford
- Breakfast Kitchen With Fitted Units
- Generous Plot
- Amenities Nearby
- Council Tax Band D





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Royston & Lund are pleased to present this stunning extended detached family home situated in West Bridgford. The area boasts a wide range of local amenities, including numerous shops, restaurants, cafes and bars, particularly along Central Avenue. West Bridgford is also home to several well-regarded schools, both primary and secondary, making it a popular choice for families.

Upon entering the property you are greeted by the purpose built porch which provides excellent storage and provides further access to the main property. The entrance hall provides access to the accommodation over both levels and benefits from an understairs storage cupboard. To the front of the property there is the formal dining area which benefits from a bay window to the front elevation. The breakfast kitchen benefits from fully fitted units, integrated appliances and a useful breakfast bar. Lastly, to the ground floor there is the lounge with bi-fold doors and an office which could also be used as a potential 4th bedroom. The extension really provides a beautiful natural light feeling to the lounge, kitchen and office/bedroom 4 due to the external doors and the vaulted ceilings with the skylights.

Ascending to the first floor there are three double bedrooms. The bedrooms are complemented by the family bathroom which features a four piece white suite consisting of a shower, wash basin, bath and a WC.

Outside, despite the extension there is still a generously sized garden. The rear garden includes a decked area, lawn and hedgerow boundaries. To the front there is a driveway which provides off-street parking for up to four vehicles.





EPC

Energy Efficiency Rating

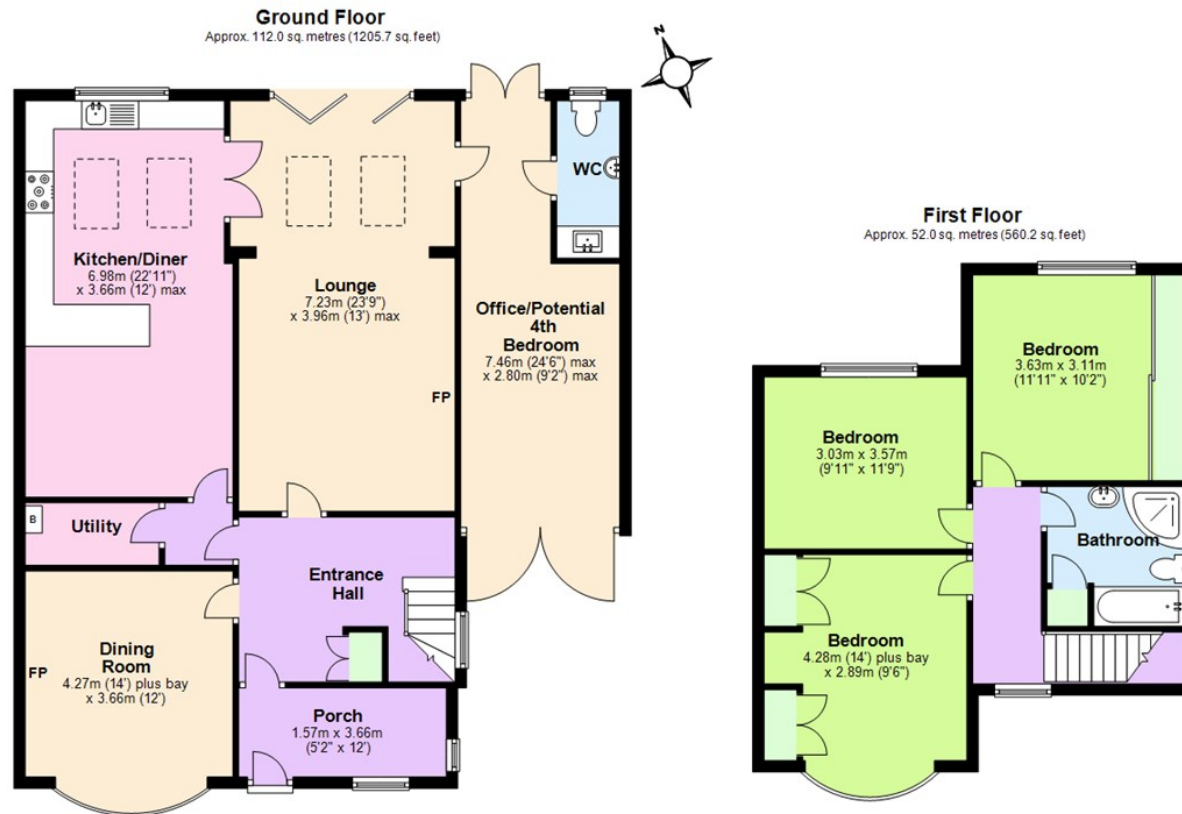
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 164.1 sq. metres (1765.9 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.

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