

# SUPERIOR HOMES

# ROYSTON & LUND



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# 6 Charlecote Park Drive

West Bridgford | NG2 7SF

Guide Price £450,000

GUIDE PRICE £450,000 - £475,000

Originally built as a 4 bedroom house, this 3 Double Bedroom family home sits on a generous corner plot with a large rear extension with under floor heating. The Beautifully manicured gardens provide a real escape and are ready to be enjoyed by the next owner.

Positioned to take advantage of the local green spaces and the Compton Acres precinct as well as fantastic school catchment with ofstead rated outstanding schools, this home enjoys a brilliant plot with an external garage set to the rear.

Inside there is a spacious entrance hallway giving access to the lounge with beautiful box bay, downstairs WC and cloak through to the kitchen with a central island which opens up to the rear extension which was completed in 2017.

Upstairs there is a beautifully finished family bathroom along side three double bedrooms. The principle bedroom benefits from an extended en suite. Bedroom two is a fantastic size and bedroom three is a very good double. Bedroom three would have been two separate bedrooms when the property was built and has been converted into one room by the current owners.







- Extended to the side and rear
- Three double bedrooms
- Footprint of a 4 bedroom
- Close to Precinct and open spaces for walks and being active
- Fabulous School Catchment
- Single Garage with Hybrid/electric charging point
- Beautifully manicured gardens
- Underfloor heating in the extension
- Council Tax Band Freehold
- EPC TBA













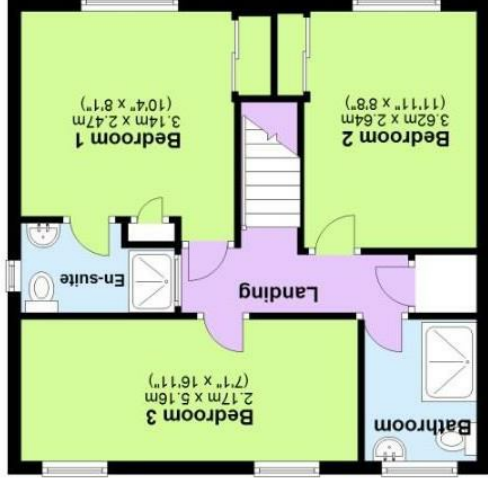
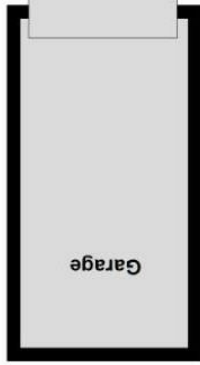






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Total area: approx. 128.5 sq. metres (1382.9 sq. feet)



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

EPC

