



20 Greythorn Drive

West Bridgford | NG2 7GG | Asking Price £550,000

ROYSTON
& LUND

- Double Storey Extended Detached Family Home
- Three Reception Rooms
- Downstairs WC - Family Bathroom - Ensuite
- Generous Plot
- EPC Rating C
- Four Double Bedrooms
- Kitchen/Diner With Room For The Family
- Close Proximity To Amenities
- Freehold
- Council Tax Band D





Asking Price: £550,000

Royston & Lund are pleased to present this well-presented double storey extended detached family home situated on the ever popular Greythorn Drive in West Bridgford. The property boasts spacious accommodation throughout and sits on the doorstep of excellent amenities including local shops, West Bridgford Secondary School, frequent transport links and the A52 for commuting links to the Queen's Medical Centre.



Entering into the property you are greeted by the entrance hall which provides access to both floors. There is the benefit of three reception rooms; the lounge to the front, versatile play room space and office which is ideal for those who work remotely. The kitchen/diner is the heart of the property and includes fully fitted units, breakfast bar, doors into the rear garden and a separate utility room. Lastly, there is the benefit of a ground floor WC.

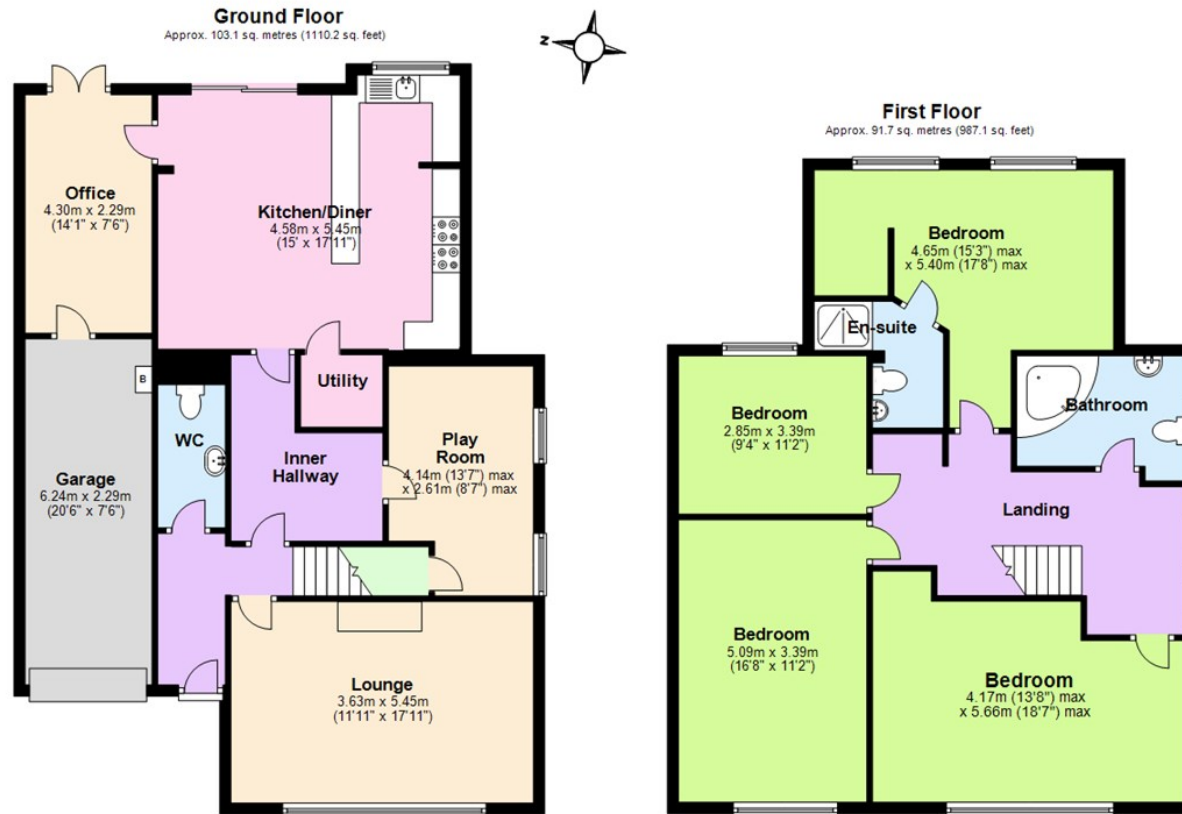
To the first floor there are four double bedrooms. The main bedroom benefits from the modern en-suite shower room/WC. The remaining bedrooms are complemented by the family bathroom which comprises of a corner bath with an overhead shower, wash basin and a WC.

Outside, there is a tarmacked driveway to the front which provides off-street parking and also leads to an integral garage which includes a shutter style door. To the rear there is the enclosed garden including a patio and a lawn space.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	



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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