



5 Brockhole Close

West Bridgford | NG2 6RT | Guide Price £465,000

ROYSTON  
& LUND

- Guide Price £465,000
- Located On Brockhole Close In A Popular Cul-de-Sac
- Well-Connected By Public Transport With Healthcare Services
- Downstairs WC - Ensuite - Bathroom
- Freehold - D Rating TBC
- Detached Family Property In Sought After Gamston/West Bridgford
- Amenities Nearby Including Shops, Restaurants & Schools
- Four Generously Sized Bedrooms
- Generous Plot
- Council Tax Band E





Guide Price £465,000 \*No Chain\*

Royston & Lund are pleased to present this detached family property located in the sought-after area of Gamston/West Bridgford in Nottingham. Situated on Brockhole Close, this spacious house is the perfect property situated in a cul-de-sac in a popular residential location. Gamston and West Bridgford offer amenities including shops, restaurants, and schools. The areas feature parks, sports facilities, and a leisure center. Well-connected by public transport, they boast healthcare services and vibrant community activities.

As you step inside, you are greeted by the entrance hall which provides access throughout including access to two inviting reception rooms - a cosy lounge and a dining room, providing ample space for entertaining guests. The downstairs WC adds convenience to this already well-thought-out layout.

With four generously sized bedrooms, this property ensures that everyone in the family has their own space to unwind and recharge. The main bedroom boasts an ensuite shower room/WC for added privacy, while the family bathroom includes a three piece white suite consisting of a bath, wash basin and a WC.

Spanning across 1,401 sq ft, this home offers plenty of room for your family. The driveway leads to an integral garage. To the rear there is a larger than average rear garden which includes a lawn space, plants/shrubs, shed and a summer house which is included within the sale.





## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</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		

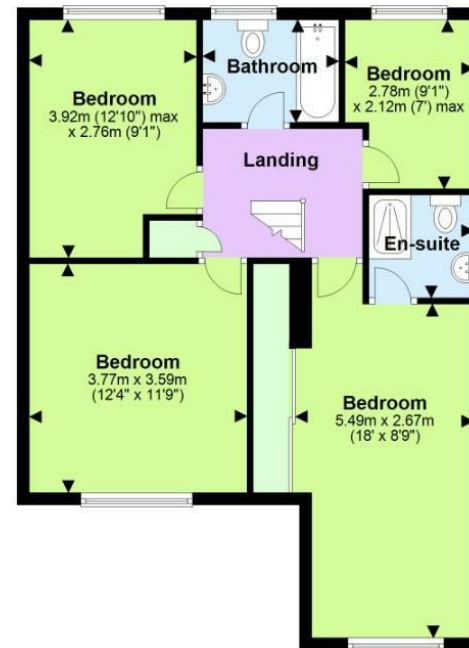
### Ground Floor

Approx. 66.6 sq. metres (716.7 sq. feet)



### First Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 130.1 sq. metres (1400.7 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