



40 Studland Way

West Bridgford | NG2 7TS | Guide Price £475,000

ROYSTON
& LUND

- Detached Family Home
- Four Bedrooms
- Ensuite To Main Bedroom
- Converted Garage creating Third Reception
- Immaculately Presented Throughout
- Off Street Parking For Two Vehicles
- Utility Room & Downstairs WC
- Catchment Area For Highly Sought Schools
- Freehold - Council Tax Band - D
- EPC Rating - C





A well presented FOUR BEDROOM detached family home with THREE RECEPTION ROOMS and a SOUTH FACING REAR GARDEN situated in Compton Acres in West Bridgford. The property benefits from a garage conversion that has made way for extra living space for a growing family and has off street parking for two vehicles. Located within catchment area for highly sought after schools and within easy reach of the wealth of local amenities that West Bridgford has to offer.



Upon entering the property you are greeted by a hallway, which leads off into the generous sized living room which consists of a bay fronted window and fireplace which is then accompanied by an opening into the dining room which also has access to the conservatory. The kitchen offers ample space for entertaining family & friends and consists of integrated appliances such as oven, hob and extractor fan with space for further freestanding appliances. Off the kitchen we have a downstairs WC and utility room for added convenience.

First floor accommodation consists of four well proportioned bedrooms and a family bathroom consisting of bath with shower overhead, wash basin and WC. The main bedroom also has an ensuite shower room and built in wardrobes for added convenience.

To the rear of the property you have a raised landscaped lawn aligned with shrubs, plus fenced boundaries and a stepped pathway leading to a decked seating area. The front of the house has a driveway with space for two vehicles.

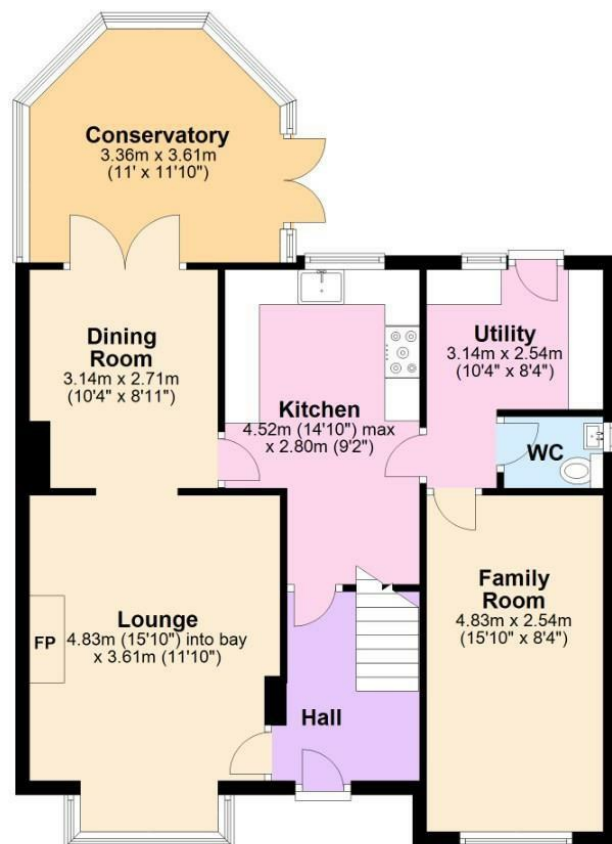


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		

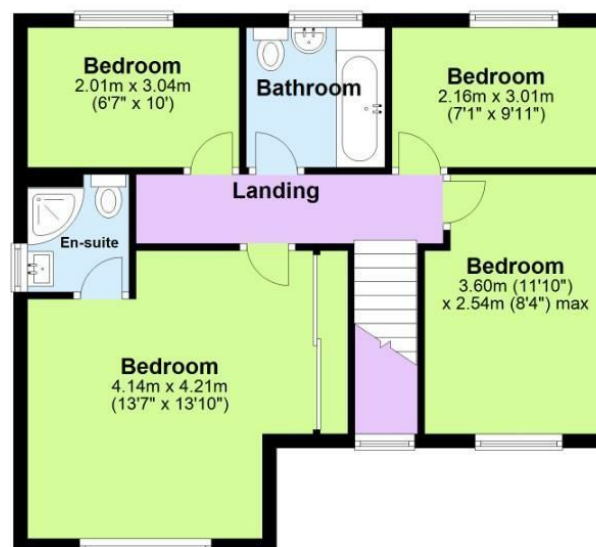
Ground Floor

Approx. 75.1 sq. metres (808.1 sq. feet)



First Floor

Approx. 53.5 sq. metres (576.2 sq. feet)



Total area: approx. 128.6 sq. metres (1384.2 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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