

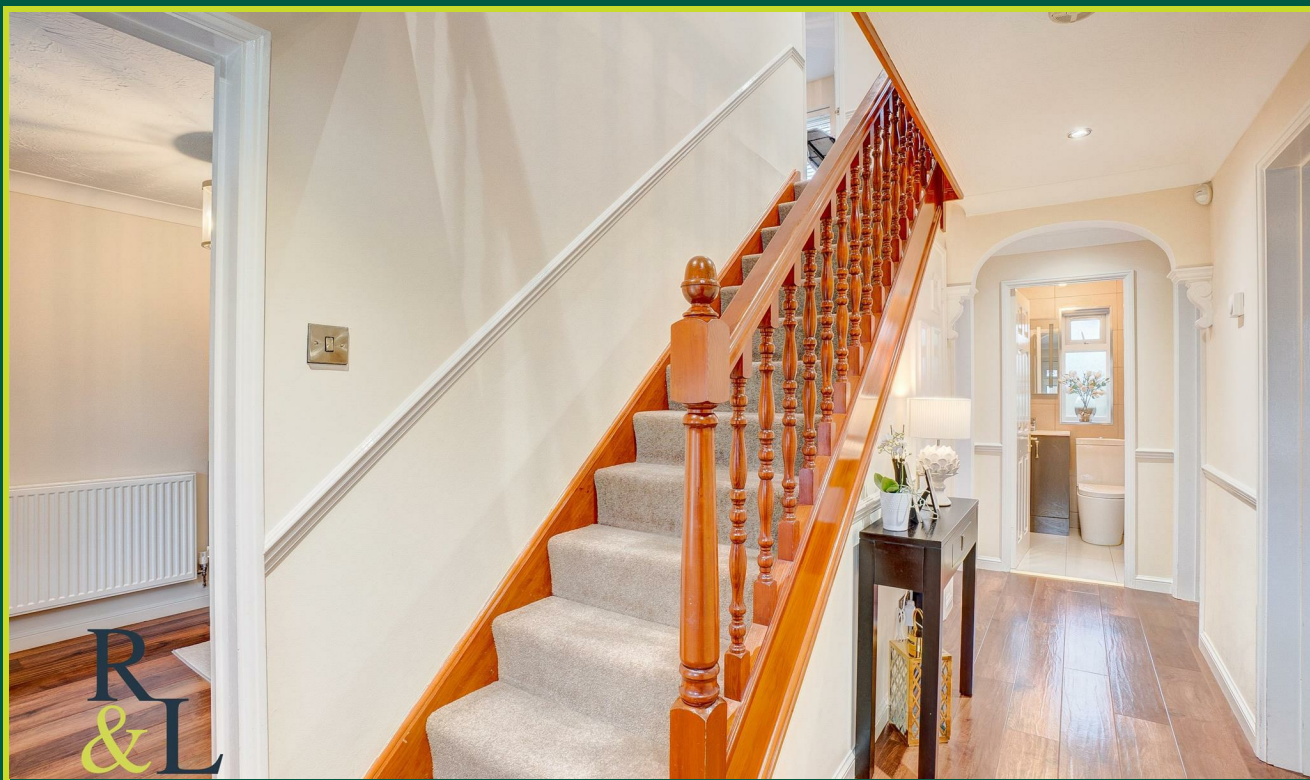


11 Wasdale Close

West Bridgford | NG2 6RG | Offers Over £650,000

ROYSTON
& LUND

- Detached Family Home
- Two reception rooms
- En-suite to main bedroom
- Driveway and double garage
- EPC rating D
- Four double bedroom
- Office and D/S WC
- Kitchen breakfast room
- Freehold
- Council tax band F





A four bedroom detached family home in West Bridgford. The property benefits from ample off street parking and a double garage and is within catchment area for popular local schools. Situated within easy reach of West Bridgford Town Centre and with good access onto the A52.

Entering into the hallway that benefits from built in storage and a downstairs WC, we have access into the office, lounge, dining room, kitchen and stairs to the first floor. The lounge benefits from a bay window, feature fireplace and double doors that open up into the dining room. The kitchen benefits from fully integrated appliances including an oven, hob, extractor fan, dishwasher and fridge, as well as a separate utility room with space for further appliances and access into the garage and garden.

To the first floor there are four well proportioned bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. All four bedrooms have built in storage, while the main bedroom also has an en-suite shower room. To the front there is a double drive and double garage and to the rear there is a south facing garden with a patio area, lawn and fenced boundaries.



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.

Total area: approx. 174.9 sq. metres (1883.1 sq. feet)



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Potential	Current
83	65

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

EPC

