



R
&L

5 Kirkfell Close

West Bridgford | NG2 6QT | Price Guide £550,000

ROYSTON
& LUND

- Detached Family Home in West Bridgford
- Breakfast Kitchen
- Bathroom & En-Suite to the Main Bedroom
- Gas Central Heating
- EPC Rating - C
- Two Reception Rooms
- Ground Floor WC
- UPVC Double Glazed Windows
- Enclosed Rear Garden & Driveway
- Freehold Council Tax Band F





GUIDE PRICE £550,000

Royston & Lund are pleased to present this detached family home situated in the highly sought after West Bridgford. The property is situated within a popular residential location on a generous plot with amenities such as well-regarded schools including West Bridgford Comprehensive and Pierrepont Gamston Primary School, there is also transport links and supermarkets including a Morrisons with a petrol station.

Entering the property you are greeted by the hall which provides access to the spacious accommodation on both floors. The ground floor comprises of a lounge, dining room, breakfast kitchen, utility room. The lounge is a superb sized room with a feature bay window to the front elevation. The dining room could comfortably hold a table and chairs for 4-6 people. Lastly, the breakfast kitchen includes a range of units and integrated appliances such as a oven, hob and an extractor fan. The breakfast bar is great additional to the kitchen.

To the first floor there are four double bedrooms. The main bedroom boasts an en-suite shower room and a bay window. The other bedrooms are complemented by a family bathroom with a three piece suite including a wash basin, bath and a WC. All bedrooms also comprise built-in storage cupboards/wardrobes.

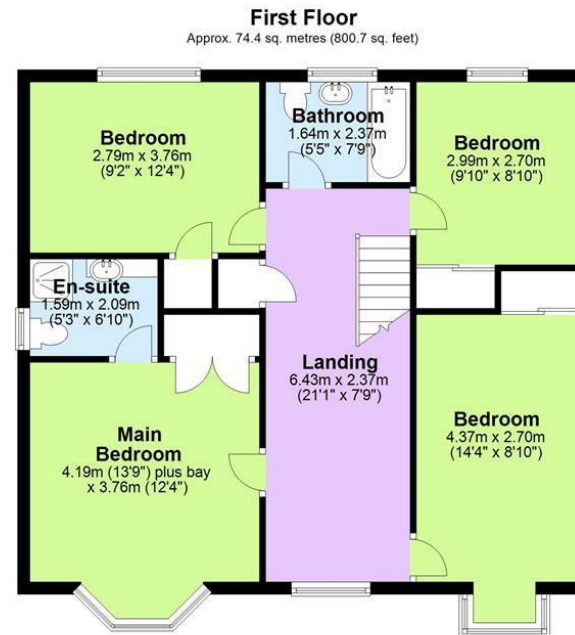
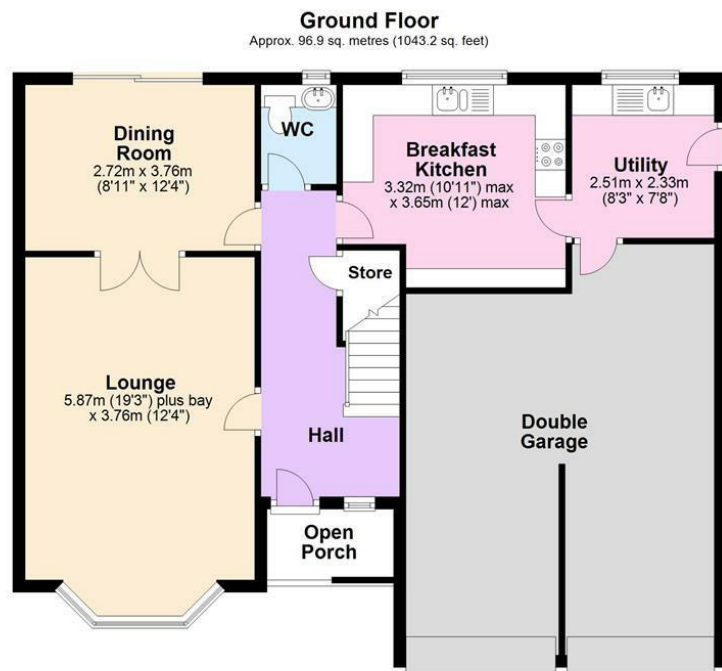
Outside, there is an enclosed rear garden with a patio which is ideal for garden furniture, well-maintained lawn and mature shrubs. To the front there is ample off-street parking with a double width driveway leading to a double garage which boasts lighting/power.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(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		



Total area: approx. 171.3 sq. metres (1843.8 sq. feet)

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**