



3 Castlerigg Close

West Bridgford | NG2 6RN | Guide Price £620,000

ROYSTON  
& LUND



- Four Bedroom Detached
- Kitchen & Connecting Utility Room
- Fitted Wardrobes in Main Bedroom
- Generous Garden Size
- EPC Rating - C
- Detached Gym & Wet Room
- Two Shower Rooms & Downstairs WC
- Easy on-road & Driveway Parking
- Great Transport Links & Local Amenities
- Council Tax Band - F







\*\*\*\*Guide Price £620,000 to £635,000\*\*\*\*

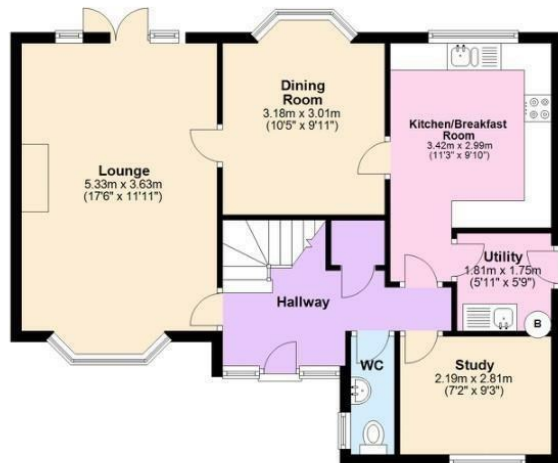
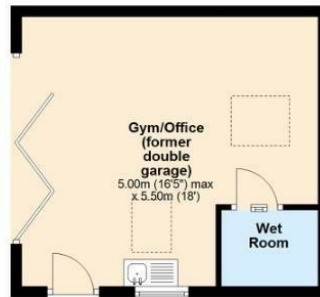
Royston and Lund are delighted to bring to the market this generous four bedroom detached family home in West Bridgford that benefits from off street parking and a double detached garage which has been converted into a gym with wet room. Situated within catchment area for popular local schools and with good transport links on the the A52 and A606.



Entering into the hallway that benefits from built in storage and a WC, we have access into the lounge, kitchen, study/potential fifth bedroom and stairs to the first floor. The lounge benefits from a bay window to the front, double doors onto the rear patio and a door into the dining room that features a bay window to the rear. The kitchen breakfast room is fully integrated and allows access into the dining room and also benefits from a separate utility room.

To the first floor there are four well proportioned bedrooms with built in wardrobes in bedrooms one and three. The main bedroom also has an en-suite bathroom consisting of a bath, shower, WC and wash basin, while there is also a separate family shower room consisting of a shower cubicle, WC and wash basin.

To the rear there is an enclosed landscaped garden with a patio that runs the full width of the property and mature shrubs and trees with a lawn and fenced boundaries, a summer house with store and access to the gym.



Total area: approx. 151.3 sq. metres (1628.8 sq. feet)

**First Floor**  
Approx. 60.9 sq. metres (655.7 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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		

**England & Wales** 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		

**England & Wales** EU Directive 2002/91/EC

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**ROYSTON  
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