



1 Winifred Close

| NG11 7GZ | Guide Price £725,000

ROYSTON
& LUND

- Four Bedroom Detached
- Fitted Wardrobes in Every Bedroom
- Utility & Downstairs Toilet
- Private Neighbourhood
- EPC Rating - C
- Large Open-plan Kitchen Diner
- Featured Landing Space
- Generous Size & Low Maintenance Garden
- Detached Garage & Driveway
- Council Tax Band - F





GUIDE PRICE RANGE: £725,000 - £750,000

Presented in excellent condition throughout, this spacious four-bedroom detached residence offers modern living in a peaceful and private setting. Located in a highly sought-after neighbourhood, the property is ideal for families or professionals seeking both comfort and convenience.

Upon entering, you're welcomed into a bright and airy hallway leading to the heart of the home — a stunning open-plan kitchen diner, perfect for everyday family life or entertaining guests. The adjacent utility room helps keep everything organised, while the WC adds further practicality with an office space making working from home ideal, too.

Upstairs, all four bedrooms offer excellent space and flexibility, whether for sleeping, or accommodating guests, all rooms have fitted wardrobes; the layout of the landing allows for seamless access.

Externally, the property benefits from a detached garage and double driveway, while the enclosed garden offers a generous yet low-maintenance outdoor space — ideal for entertaining and relaxing.

In addition, the property has fantastic proximity to a lot of facilities including highly regarded schools, popular local restaurant, easy access to tram stops, local bus routes, major road networks, and benefitting from local greens and parks — perfect for walking, sports, or family outings.

With so much to offer, early viewing is highly recommended.





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		
	79	87

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON
& LUND