

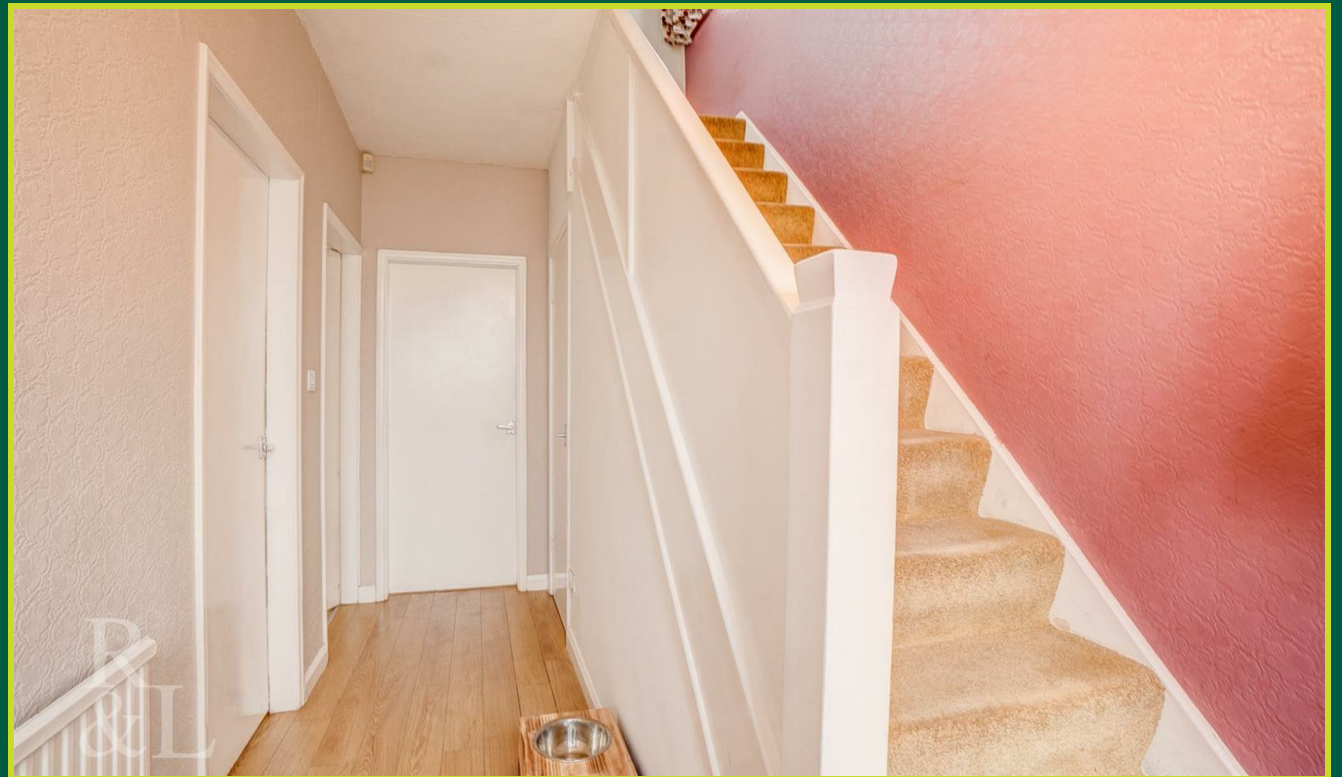


58 Brendon Road

| NG8 1HZ | Guide Price £475,000 - £510,000

ROYSTON
& LUND

- **GUIDE PRICE £475,000 - £510,000**
- Ample Off Street Parking
- All Bedrooms Have Built In Wardrobes
- Downstairs WC
- EPC Rating - D
- Well Presented Four Bedroom Detached Family Home
- Three Reception Rooms
- Two Bathrooms
- Close By To Numerous Amenities And Excellent Transport Links
- Freehold Council Tax Band - C





Royston and Lund are delighted to bring to the market this four bedroom detached family home located in Wollaton. Situated close to numerous amenities such as being walking distance from Wollaton Park, having numerous pubs and local shops a short walk away. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads you into the main reception rooms, kitchen, downstairs WC and stairs to the first floor. The dining room is ample in size and boasts a front aspect bay window and a stylish fireplace. The living room is a generous size with rear aspect French doors leading to the rear garden along with a further fireplace and double doors leading into a spacious study. The galley kitchen is a great size with integrated kitchen appliances such as an oven, hob and extractor fan with plenty of room to add further freestanding appliances. The ground floor also benefits from a downstairs WC.

To the first floor there are four well proportioned double bedrooms and all four of them boast built in wardrobes for added convenience. All bedrooms share a three piece bathroom consisting of a bath with shower attachment along with a wash basin and WC and a further three piece shower room.

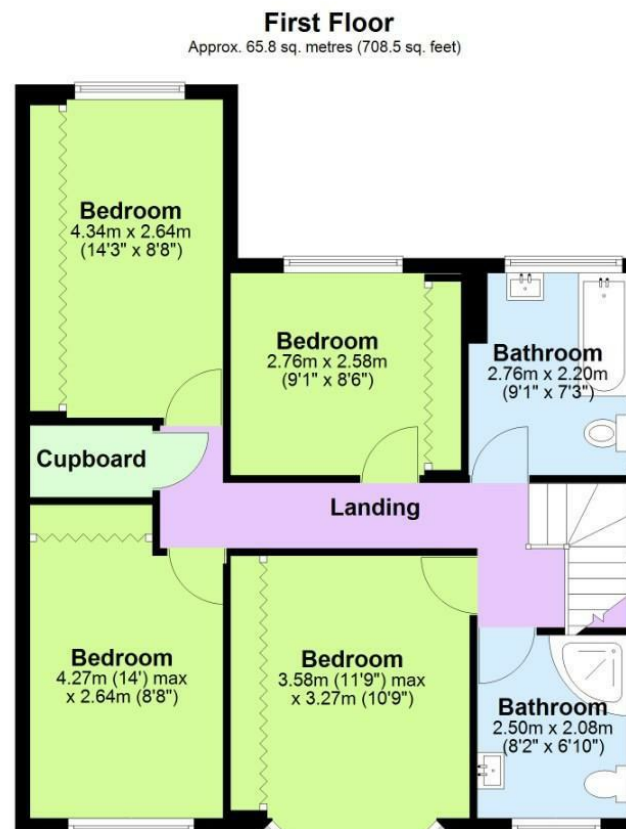
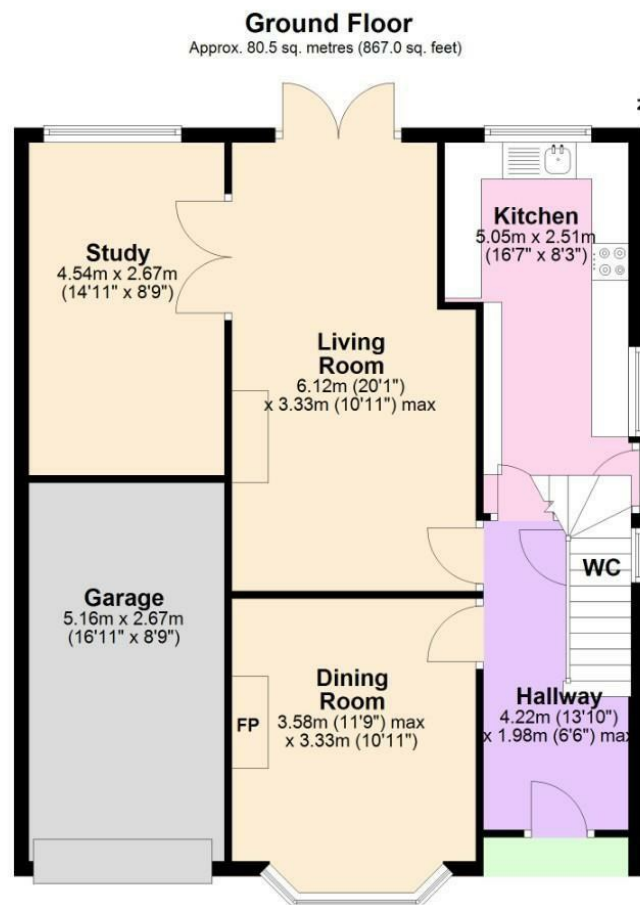
Facing the property, the house itself is set in its own cul de sac. There is ample off street parking via a large driveway and an integral single garage providing ample space for several cars.

To the rear of the property there is an immaculately kept garden space with a patio area outside the French doors which leads onto a lush lawn split with a stepping stone pathway which leads to a further paved area providing summer seating. The garden as a whole has flower beds containing well maintained mature shrubbery and is enclosed by fenced borders.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 		



Total area: approx. 146.4 sq. metres (1575.5 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.

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