



8 Heather Croft

West Bridgford | NG2 7RY | £525,000

ROYSTON
& LUND

- Four Bedroom Family Home
- Integrated Kitchen Appliances
- Separate Snug Room With Full Width Sliding Doors
- Spacious Garage
- EPC Rating - D
- High Quality Fixtures And Fittings
- Utility And Downstairs WC
- Ample Off Street Parking
- Close By To Numerous Amenities
- Freehold - Council Tax Band - D





A well appointed four bedroom detached home house located in Wilford, boasting just over 1500 sq ft of accommodation and having ample off street parking via double driveway and spacious single garage. This extended family home would be a great fit for a growing family. Sitting close by to numerous amenities and having excellent transport links via the A52. Not to mention being in the catchment area for well regarded schools.

Ground floor accomodation comprises of a spacious living room which wraps round to a generous kitchen dining room granting access to the rear garden through French doors. The kitchen being well equipped with high quality fixtures and fittings along with top of the range integrated appliances and having a breakfast bar and adjoined dining area. Off from the the kitchen is a separate utility area which grants further access to the rear garden, downstairs WC and extended lounge room with sliding doors to garden patio.

To the first floor there are four well proportioned double bedrooms. The principle bedroom has built in wardrobes and an ensuite shower room. All four bedrooms have further access to a three piece family bathroom comprising of a bath with shower with shower overhead along with wash basin and WC.

Facing the property there is ample off street parking via a double driveway and spacious single garage.

To the rear there is an immaculately kept low maintenance rear garden. with patio areas and artificial grass.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

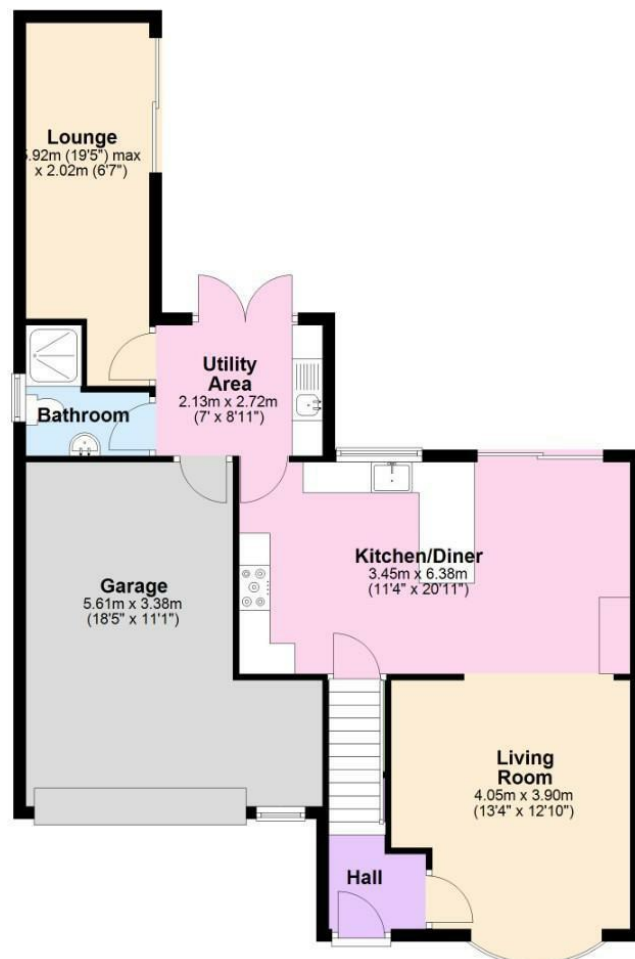
Environmental Impact (CO₂) Rating

	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

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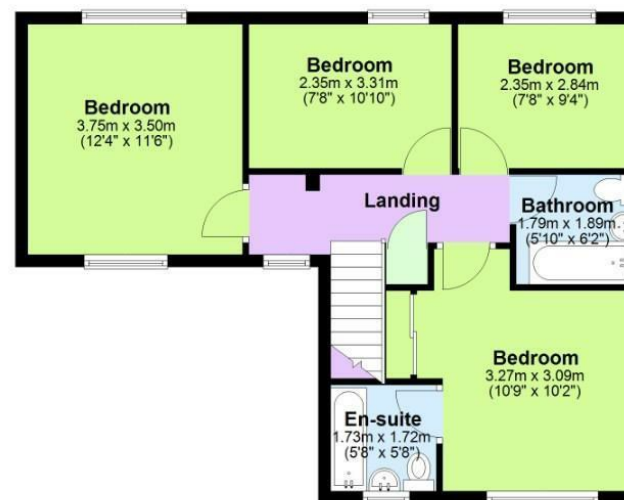
Ground Floor
Approx. 86.1 sq. metres (926.6 sq. feet)



Total area: approx. 142.0 sq. metres (1528.3 sq. feet)

First Floor

Approx. 55.9 sq. metres (601.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.