



16 Cropston Close

West Bridgford | NG2 7FX | £310,000

ROYSTON
& LUND

- Three Well Proportioned Double Bedrooms
- Immaculately Presented
- Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - C
- Fully Modernised Throughout
- Integrated Kitchen Appliances And Breakfast Bar
- Wrap Around Garden And Sizeable Plot
- Excellent Transport Links
- Council Tax Band - C





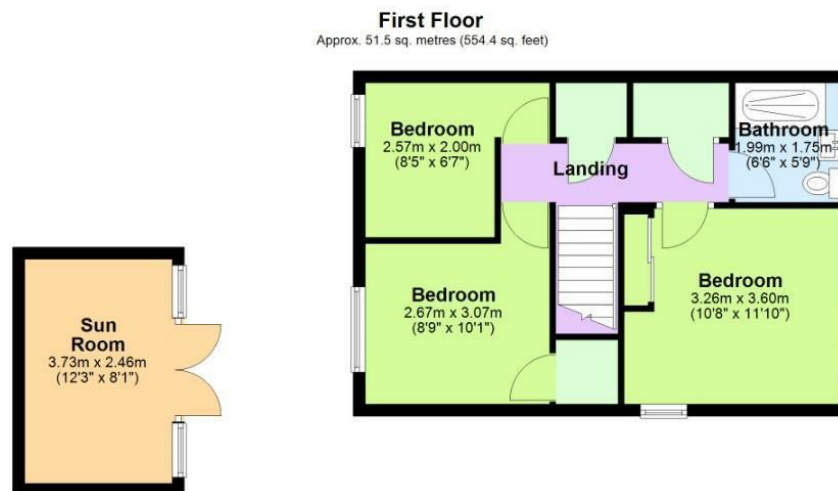
A well appointed three bedroom semi detached property set on a wrap around plot located in West Bridgford. Situated at the end of a cul de sac giving the property a private feel, whilst still being a short drive away from numerous amenities on Loughborough Road and Central Avenue where there are local shops, bars and restaurants, not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property will be a great fit for first time buyers or a growing family.

Ground floor accommodation comprises of an entrance hall that leads into the main reception rooms, downstairs WC. The living room is a generous size with large windows overlooking the garden, pieced together with a stylish electric fireplace. The kitchen dining room is the heart of the home and boasts of an immaculately presented fitted kitchen with high quality wall and base units with coving for american style fridge and freezer, integrated eye level oven and microwave, hob and extractor fan and cupboard space for freestanding washing machine and dryer. The kitchen further incorporates a breakfast bar and under stair storage for added convenience. The ground floor is completed with a downstairs WC.

To the first floor there are three well proportioned double bedrooms. The main bedroom having fitted wall wardrobes. The second bedroom having over stair storage and the third bedroom currently being used as an office.

To the exterior there is a sizeable plot with wrap around garden incorporating an outdoor seating, lawn space and a outhouse with seating for those summer months. The garden as a whole is aligned and bordered with hedgerow and fencing.





Total area: approx. 96.4 sq. metres (1037.1 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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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