

SUPERIOR HOMES

ROYSTON & LUND



1 Whitfield Close

| NG11 7AU

£549,995

NO UPWARD CHAIN

An IMMACULATELY, COMPLETELY RENOVATED well appointed FOUR bedroom DETACHED property located in West Bridgford. Situated in the catchment area for the West Bridgford School and a short walk from well regarded schools such as The Becket and The Emmanuel. This property is a 20 minute walk into Central West Bridgford where there are local shops, pubs and restaurants and having excellent transport links via the A52 and A453 leading to East Midlands Airport. This property would be a great fit for a growing family.

Ground floor accommodation comprises of an entrance porch that opens up into a hallway leading you into the main reception rooms and stairs to the first floor. Off from the hallway to the left aspect is a snug area and shower room which can be easily converted into a fifth bedroom and ensuite. The shower room consists of a walk in shower with wash basin and WC and incorporates a skylight. The heart of the home is the generous size kitchen/diner which is beautifully presented and boasts of high quality base and wall units and large kitchen island with integrated appliances ranging from eye level double ovens, touch screen induction hob and extractor hood along with built in dishwasher with two integrated fridges and freezers and a convenient built in wine cooler. The kitchen area further incorporates double skylights and a large rear aspect window overlooking the landscaped rear garden flooding the space with natural light. Adjoined to the kitchen diner is the living room and dining room, accessed through an opening through making the ground floor reception area open plan. The living area benefits from full width bifold doors granting access and further overlooking the landscaped patio area and astro turfed rear garden and the dining area is a great size containing a log burner making it a perfect space for family get togethers.





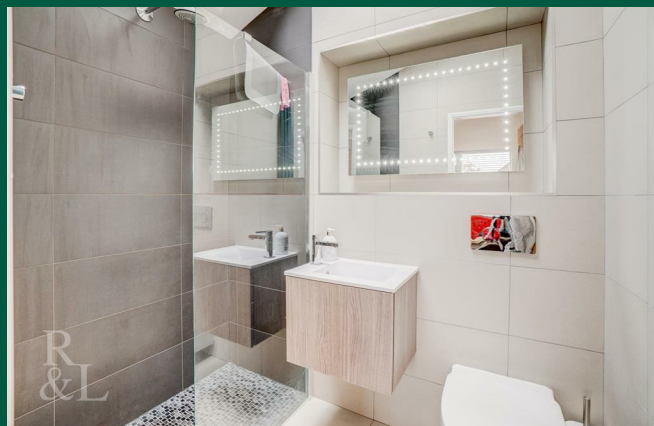
- FOUR Bedroom DETACHED Family Home With Ability To Convert To Five Bedrooms
- **EXCELLENT LOCATION**
- OPEN PLAN LIVING
- FULL RENOVATED AND BEAUTIFULLY PRESENTED THROUGHOUT
- Well Equipped With Integrated Kitchen Appliances and High Quality Fixtures And Fittings
- Full Width Bifold Doors To The Rear Garden
- West Facing Rear Garden
- Built In Wardrobes And Tiled Four Piece Suite Bathroom
- EPC Rating - D
- Freehold - Council Tax Band - C











To the first floor there are three well proportioned bedrooms. The principle bedroom and bedroom two benefitting from built in sliding wardrobes. The third bedroom to the first floor is a spacious over stair single. All bedrooms share a pristine four piece suite bathroom consisting of a separate bath and wet room shower along with a wash basin and WC, or can use the shower room to the ground floor.



To the second floor there is a further double bedroom which has dual aspect skylights.

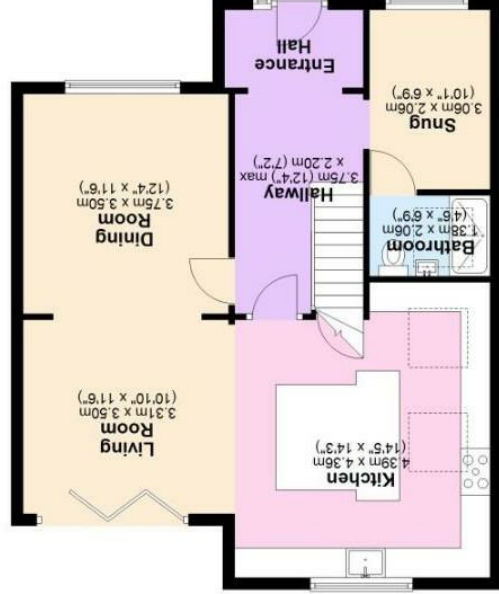
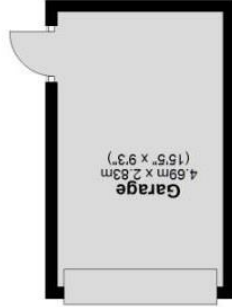
Facing the property the house itself is set in a quiet cul de sac and boasts of ample off street parking via a double driveway which can hold several cars. Next to the front door is an EV charger.



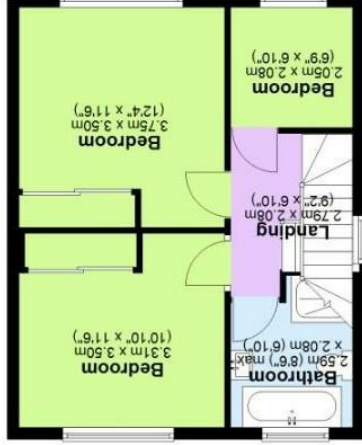
To the rear of the property there is a generous size low maintenance west facing garden with a patio area to start off from the bifold doors making it perfect for summer seating, which in turn steps up to a artificial lawn area. The garden is enclosed by fenced borders and grants access to the rear jack and jill garage which backs onto the adjacent Lucerne Close providing more parking.

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.

Ground Floor
Approx. 81.4 sq. metres (876.5 sq. feet)

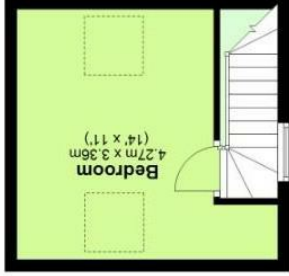


First Floor
Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 141.1 sq. metres (1518.8 sq. feet)

Second Floor
Approx. 19.0 sq. metres (204.4 sq. feet)



EPC

Environmental Impact (CO₂) Rating

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	Potential
(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	Current

Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
(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	Current

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