

SUPERIOR HOMES

ROYSTON & LUND



23 Maurice Drive

| NG3 5GF

Guide Price £375,000

GUIDE PRICE £375,000 - £400,000

Royston and Lund are delighted to bring to the market this three bedroom detached dormer bungalow located in Woodthorpe Nottingham having two extra loft rooms. Situated close by to numerous amenities such as local shops, well regarded local schools. Not to mention having excellent transport links into the City Centre and the surrounding suburbs. This property really does cater for a growing family or even for those wanting to downsize.

Interior accommodation comprises a hallway upon entry which lends itself to the main reception room, kitchen, All three ground floor bedrooms and bathroom along with the stairs to the first floor landing. The dining room is a generous size with large dual aspect windows flooding the room with natural light, pieced together with a stylish fireplace. The dining room wraps around to the cozy lounge which boasts access into the conservatory through glazed doors in turn offering access to the rear garden. Off from the dining room is the converted garage which has been turned into office space.

The kitchen is ample in size and features integrated appliances such as an oven, hob and extractor fan along plenty of space to add your own freestanding washing machine, dishwasher and fridge-freezer. The kitchen conveniently has a pantry cupboard perfect for storage.

The bedrooms are all well proportioned doubles. The principle bedroom has dual aspect windows and all three share a modern three piece shower room consisting of a walk in shower along with wash basin and WC. In addition to these 3 bedrooms, the property benefits from two extra versatile loft rooms

To the first floor there are two further spacious versatile rooms.

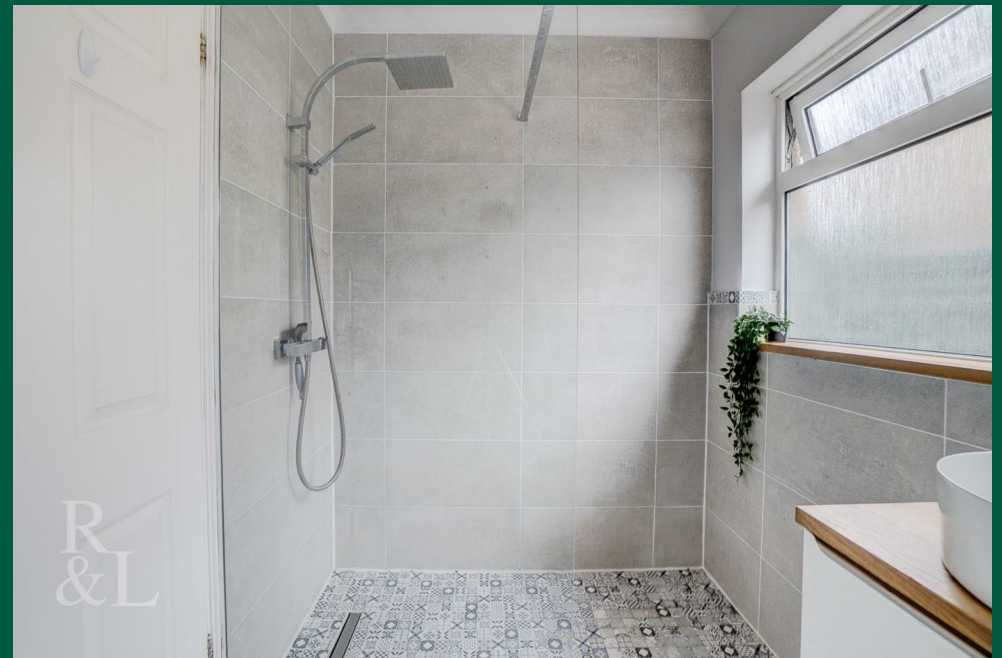




- ****GUIDE PRICE £375,000 - £400,000****
- Three Bedroom Detached Family Bungalow
- Ample Off Street Parking Via A Double Driveway
- Integrated Kitchen Appliances
- Ample Storage Space Plus 2 Loft Rooms
- Open Plan Dining Room And Living Room
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - D





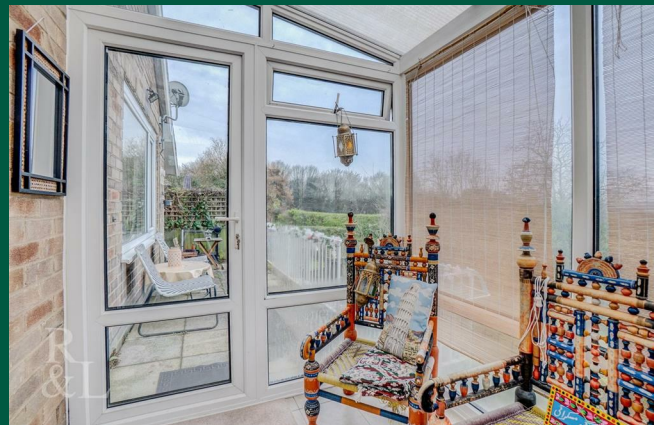
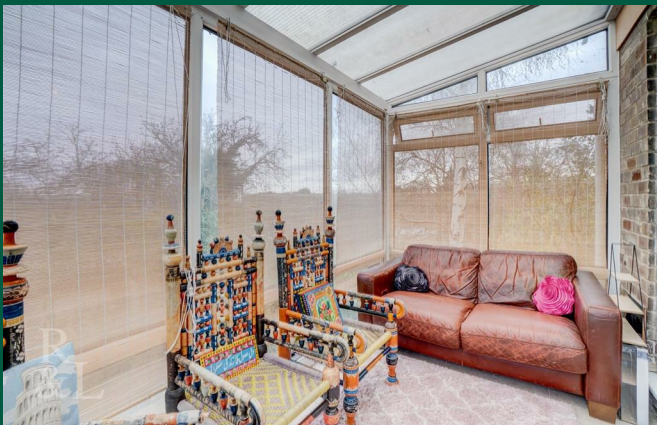






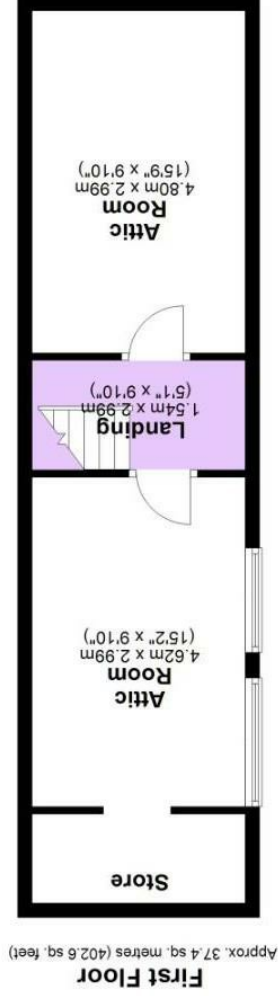
Facing the property there is ample off street parking due a spacious double width driveway that leads down to the front door to the right aspect, providing off street parking for several cars.

To the rear of the property there is a balcony area off from the conservatory which steps down to a spacious lawned garden with stepped rock flower bed to the left hand side. Underneath the balcony and to the side passage of the property there is convenient basement/storage space. The rear garden itself is enclosed with fenced borders.



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.

Total area: approx. 146.2 sq. metres (1574.2 sq. feet)



Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
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	
Potential	Current
	59
	77
Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
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EPC

