

# SUPERIOR HOMES

## ROYSTON & LUND



# 2 Ascott Gardens

West Bridgford | NG2 7TH

Guide Price £525,000

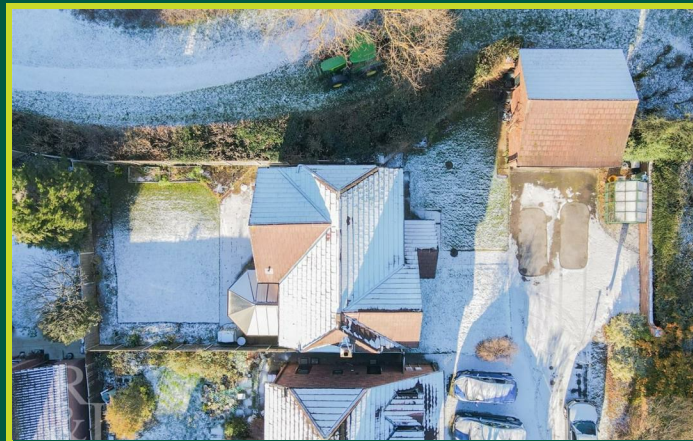
\*\*GUIDE PRICE £525,000 - £550,000\*\*

A Well Appointed, Immaculately Presented Four Bedroom Detached Family Home Located In The Ever Desirable Compton Acres in West Bridgford. Situated close by to numerous amenities such as local pubs and restaurants. Not to mention being a short drive from West Bridgford's Central Avenue. Compton Acres sits inside the catchment area for well regarded schools and has excellent transport links to the surrounding villages and the City Centre. The property would be a great fit for a growing family.

Ground floor accommodation comprises of an entrance hall that leads you into the main reception room, kitchen, dining room, downstairs WC and stairs to the first floor. The living room is a generous size and benefits from a large front aspect window flooding the room with natural light and borrowed light from the conservatory positioned to the rear aspect. The conservatory provides ample space for relaxation and grants access to the rear garden via French doors. The kitchen benefits from integrated kitchen appliances such as an oven, hob and extractor fan with more than enough room to add freestanding appliances. Off from the kitchen is a utility room that grants further access to the rear garden. The ground floor additionally features a spacious dining room and a downstairs WC.

To the first floor there are four well proportioned double bedrooms. The master bedroom has full width built in wardrobes and access to its own ensuite shower room. The remaining bedrooms also share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is a double driveway and double detached garage providing lots of off street parking. To the rear of the property there is a patio area to start of from the utility and conservatory which leads onto a lawned area which is aligned with flower beds and enclosed by fenced borders.





- **\*\*GUIDE PRICE £525,000 - £550,000\*\***
- Four Bedroom Detached Property
- Detached Double Garage
- Immaculately Presented Throughout
- Family Bathroom And Ensuite Shower Room
- Built In Wardrobes To The Main Bedroom
- Conservatory
- Excellent Transport Links And Close By To Numerous Amenities
- EPC Rating - C
- Freehold Council Tax Band - E





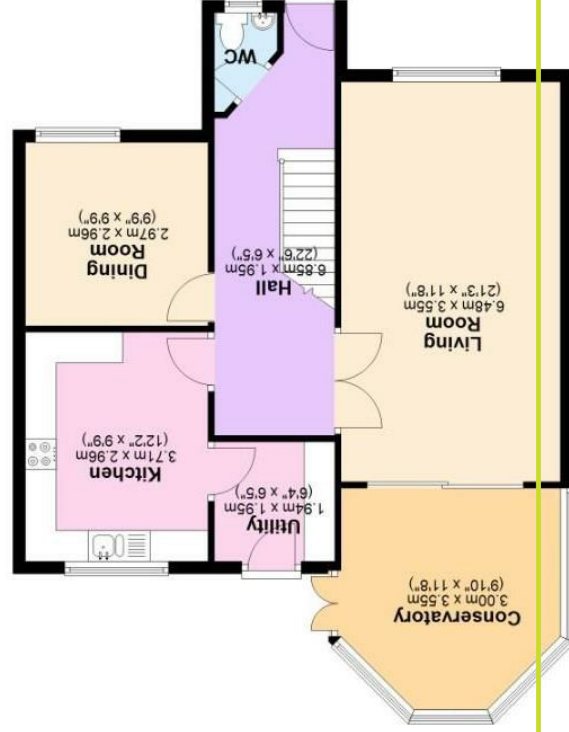
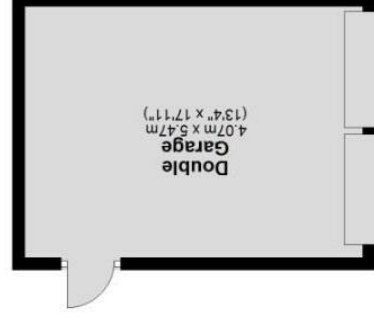






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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. 154.8 sq. metres (1666.5 sq. feet)



| 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                                     | Potential |
| 69                                          | 81        |

| England & Wales                                     |           |
|-----------------------------------------------------|-----------|
| EU Directive 2002/91/EC                             |           |
| Very environmentally friendly - lower CO2 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 CO2 emissions |           |
| Current                                             | Potential |
|                                                     |           |

EPC



PROTECTED

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