



3 Hedgehog Gardens

West Bridgford | NG2 7BF | Offers Over £395,000

**ROYSTON
& LUND**

- Stunning Three Bedroom Family Home
- Views To The Rear Overlooking Greenery
- Ample Off Street Parking
- Ensuite And Family Bathroom
- In The Catchment Area For Well Regarded Schools
- Versatile Layout With An Open Plan Feel
- Low Maintenance Rear Garden
- EV Charging Point
- Close By To Numerous Amenities
- Excellent Transport Links





****Quiet Plot Overlooking Greenery To The Rear****

Royston and Lund are delighted to bring to the market this three-bedroom detached family home located in West Bridgford. Situated close to a wealth of amenities, including local shops, pubs and restaurants, the property is just a short drive from Central Avenue. Not to mention being within the catchment area for well-regarded schools and benefiting from excellent transport links into the City Centre. This property would be a perfect fit for a growing family.

Ground floor accommodation is bright and open plan, beginning with an entrance hall that leads into the open-plan kitchen/diner on the left-hand side and the living room on the right. The kitchen showcases high-quality base and wall units housing integrated appliances, including an oven, hob and extractor fan, built-in dishwasher, fridge/freezer and washing machine. The adjoining dining area offers more than enough space for family and friends while granting access to the rear garden. The living room is generous in size and benefits from dual-aspect windows, creating a light and airy space for relaxation. The ground floor is completed with useful storage and a downstairs WC.

To the first floor there are three well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. All bedrooms are served by a modern three-piece family bathroom consisting of a bath with a shower overhead, wash basin and WC.

To the front of the property there is ample off-street parking via a tandem double driveway leading to a single garage, which is equipped with an EV charging point. The rear garden is a great size and features both patio and decking areas, providing excellent space for outdoor seating and al fresco dining, while being fully enclosed with fenced borders.





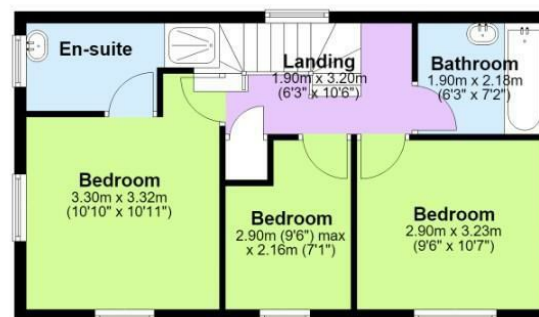
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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 (CO ₂) 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		

Ground Floor
Approx. 58.6 sq. metres (631.0 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 102.3 sq. metres (1101.4 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**