

# SUPERIOR HOMES

## ROYSTON & LUND



# Main Street

Wysall | NG12 5QS

£650,000

Royston and Lund are delighted to bring to the market 'The Bungalow', a spacious, detached three bedroom bungalow set on a plot of just over 1/4 of an acre in the highly desirable village of Wysall. Offered to the market with no onward chain.

Set back from the road and boasting just shy of 2000 sq ft of living space, the internal accommodation comprises of a lovely, bright garden room to the front, offering views down the front garden and over to the village Church. Off the internal hallway there is access to the reception room, formerly two separate rooms which have been combined to create a generous main living space, which benefits from a dual aspect with two sets of French doors to the rear elevation and two bay windows to the front elevation, with a natural flame feature fireplace.

An open plan kitchen/breakfast room has underfloor heating with bi-fold doors to the rear elevation with additional light coming in through three Velux windows and features a range of integrated NEFF appliances, including a 5-ring hob, oven, grill, warming drawer and microwave with Corian worktops. A range of base and eye-level mounted cupboards and drawers with a separate island housing the sink and dishwasher with ample space remaining for a dining table.

It is rare to find a bungalow with a modern principal bedroom but here, the main bedroom has French Doors opening to the rear garden, floor-to-ceiling full width fitted wardrobes which continue through in to a dressing area with an impressive wet room en-suite comprising a w/c, wash hand basin, shower and heated towel rail.

Bedroom two also benefits from a floor-to-ceiling fitted wardrobes with a third double bedroom and a family bathroom comprising a four piece suite consisting of a w/c, wash hand basin, bath, separate shower and a heated towel rail.

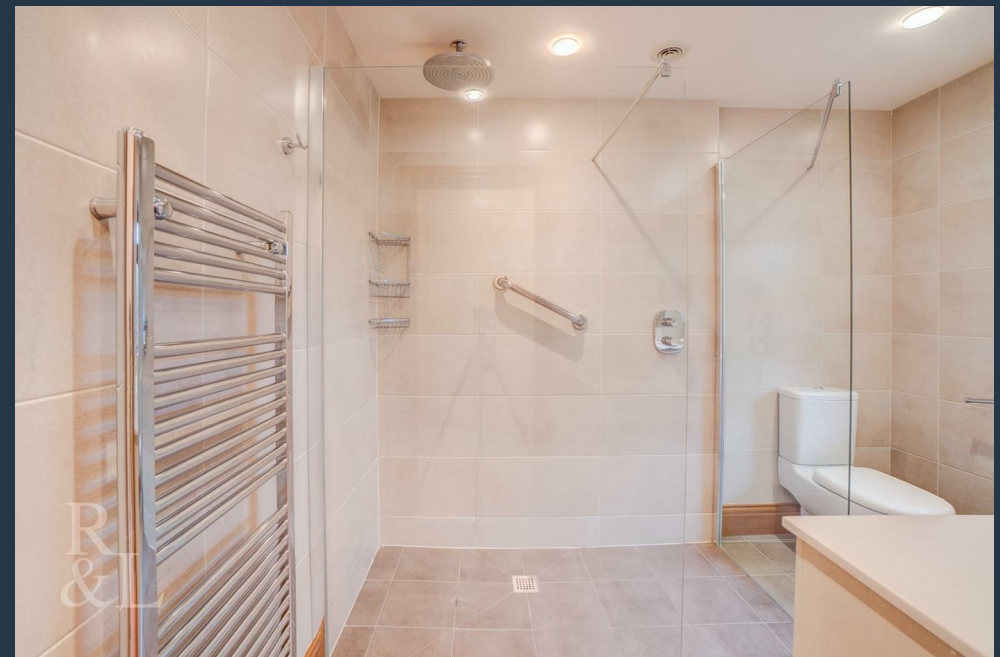




- Detached Bungalow
- Just Over 1/4 Acre Plot
- Large Dual Aspect Reception Room
- Open-Plan Kitchen/Breakfast Room w/ Bi-Fold Doors
- Large Principle Bedroom w/ Dressing Area & En-Suite
- Large Double Garage
- Private Enclosed Rear Garden
- Sought After Village Location
- EPC - D
- Council Tax Band - F









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To the front of the property a generous driveway providing off-street parking for multiple vehicles leading to a generous double garage with electric up and over door to the front and a pedestrian door to the side. To the rear of the garage is a useful utility room/wc which houses a recently fitted, LPG-fueled, boiler with plumbing in place for a washing machine and tumble dryer.



The private rear garden can be accessed via a covered, gated pathway which runs between the bungalow and the garage, and features a full width patio, well maintained lawn enclosed by fences and hedges.

There is scope to develop and/or convert to create additional space if required (subject to relevant permissions) with a large loft spanning the footprint of the current bungalow.



Located in the heart of the village overlooking the church, a short walk away from the well regarded village pub, with excellent transport links close by including the A46, A60 and A52 with more extensive local facilities available in the nearby villages of Keyworth and Wymeswold.

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.



| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |  |
|-----------------------------------------------------------------|---------|--|
| England & Wales                                                 |         |  |
| EU Directive 2002/91/EC                                         |         |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |  |
| (1-20)                                                          | G       |  |
| (21-38)                                                         | F       |  |
| (39-54)                                                         | E       |  |
| (55-68)                                                         | D       |  |
| (69-80)                                                         | C       |  |
| (81-91)                                                         | B       |  |
| (92 plus)                                                       | A       |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |  |
| Potential                                                       | Current |  |

| Energy Efficiency Rating                    |         |  |
|---------------------------------------------|---------|--|
| England & Wales                             |         |  |
| EU Directive 2002/91/EC                     |         |  |
| Not energy efficient - higher running costs |         |  |
| (1-20)                                      | G       |  |
| (21-38)                                     | F       |  |
| (39-54)                                     | E       |  |
| (55-68)                                     | D       |  |
| (69-80)                                     | C       |  |
| (81-91)                                     | B       |  |
| (92 plus)                                   | A       |  |
| Very energy efficient - lower running costs |         |  |
| Potential                                   | Current |  |

68

80

EPC

