

SUPERIOR HOMES

ROYSTON & LUND



11 St. Austell Drive

| NG11 7BN

Guide Price £400,000 -£425,000

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Royston and Lund are delighted to bring to the market this four-bedroom detached property located on St Austell Drive in Wilford. Situated close to the numerous amenities that Wilford has to offer, including local shops, highly regarded schools, restaurants, and cafés, the property also benefits from excellent transport links into Central West Bridgford and Nottingham City Centre. This home would make an ideal purchase for a family.

The ground floor accommodation comprises an entrance hall leading into the main reception room, kitchen diner, and staircase to the first floor. The living room is generously sized and benefits from a large bay window to the front elevation, flooding the room with natural light, complemented by a stylish fireplace. The kitchen diner is spacious and features high-quality base and wall units housing integrated appliances, including an oven, hob, and extractor hood, with ample space for additional freestanding appliances. The kitchen also provides access to the integral garage and a door leading to the rear garden. The sitting room is another well-proportioned reception space and, in turn, leads into the full wrap-around sun room with a pitched roof, providing an ideal space for relaxing or dining with family and friends. French doors open onto the rear decking, seamlessly connecting the indoor and outdoor living areas.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from its own modern three-piece en-suite shower room. Bedrooms two and three are both doubles, with the second also enjoying a bay window to the front aspect. The fourth bedroom is a spacious single with built-in storage. All bedrooms are served by a contemporary three-piece family bathroom comprising a bath with shower over, wash basin, and WC.





- Four Bedroom Detached
- Well Presented Family Home
- Ample Off Street Parking
- Over Garage Extension
- Ensuite And Family Bathroom
- Rear Decking
- Close By To Numerous Amenities
- Excellent Transport Links
- In The Catchment Area For Well Regarded Schools
- EPC Rating - D /// Freehold - Council Tax Band - C







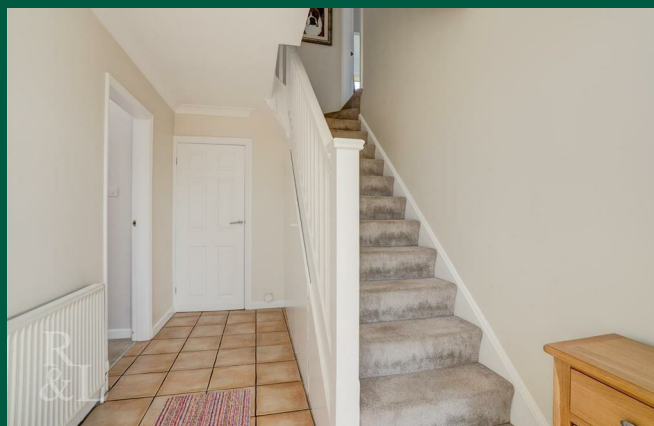
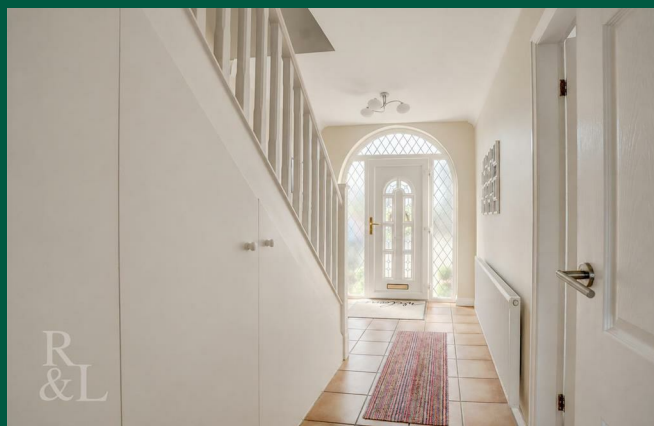


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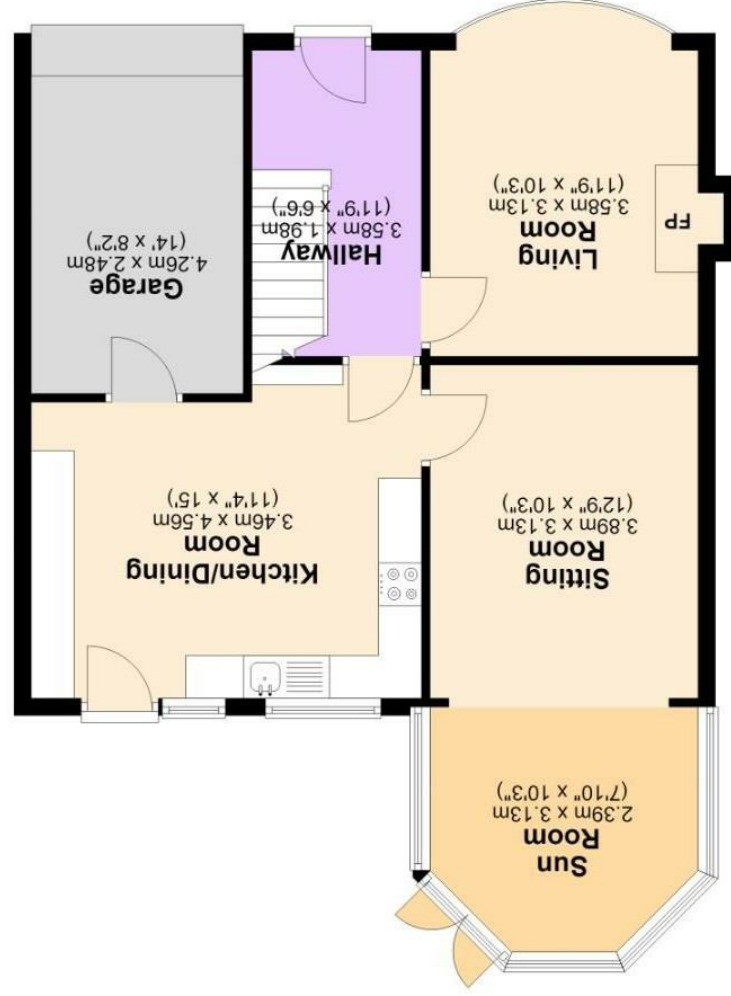


To the front of the property, there is ample off-street parking provided by a double block-paved driveway and a single integral garage, offering space for multiple vehicles.

To the rear is a well-maintained and neatly presented garden featuring a decking area, providing plenty of space for outdoor seating and al fresco dining. Steps lead down to a generous lawn bordered by well-stocked flower beds filled with a variety of seasonal shrubs and bushes. The garden is fully enclosed by fenced boundaries, creating a private and secure outdoor space.



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. 124.4 sq. metres (1338.8 sq. feet)

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	Current
(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	
EU Directive 2002/91/EC	
England & Wales	
Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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EPC



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