10 Whinlatter Drive

West Bridgford | NG2 6QS | Asking Price £385,000

ROYSTON & LUND

- Three Bedroom Detached Property
- Fitted Kitchen And Utility Room
- Built In Wardrobes
- Conservatory
- EPC Rating - C
- Off Street Parking
- Spacious Living Room And Conservatory
- Ensuite And Family Bathroom
- Close By To Numerous Amenities And Excellent Transport Links
- Freehold - Council Tax - D

Royston and Lund are delighted to bring to the market this three bedroom property located in Gamston. Situated close by to numerous amenities being a short drive from local shops, pubs and restaurants. Not to mention being a short distance from Central Avenue in West Bridgford and being in the catchment area for well regarded schools. This property would be an excellent fit for a growing family.

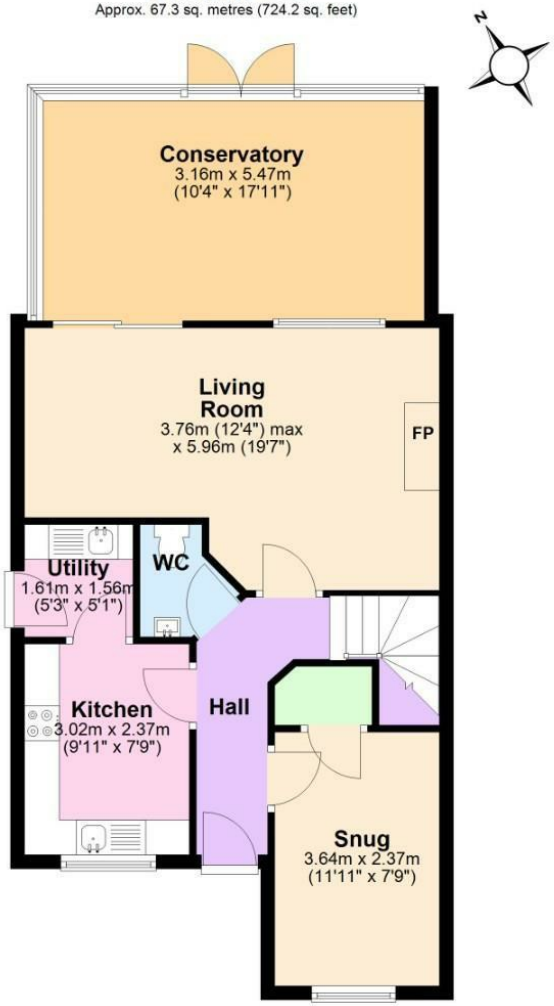
Ground floor accomodation comprises of an entrance hall that leads you into the main reception rooms, Kitchen, downstairs WC and stairs to the first floor. The kitchen is ample size with integrated kitchen appliances such as an oven, hob and extractor fan, built in fridge and freezer and more than enough room to add further freestanding appliances. Off from the kitchen is a convenient utility space which grants access to the side of the property. The living room is a generous size with a stylish fireplace and it leads into a spacious conservatory to the rear aspect which allows further access to the rear garden. The ground floor additionally has had a garage conversion, turning it into a snug or can be used as a fourth bedroom.

To the first floor there are three well proportioned double bedrooms. All bedrooms have built in wardrobes and the main bedroom has access to its own ensuite shower room. All bedrooms share a three piece suite bathroom consisting of a bath with a shower overhead, along with wash basin and WC.

Facing the property there is ample off-street parking via single driveway. To the rear there is a low maintenance rear garden with a patio area to start, leading to a raised lawn with a storage shed to the rear. The garden is enclosed with fenced borders.

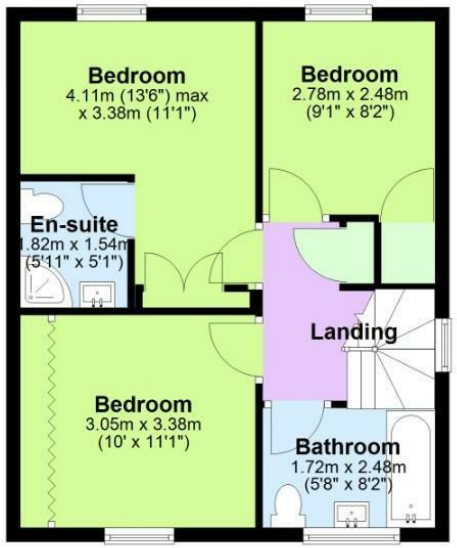
Ground Floor

Approx. 67.3 sq. metres (724.2 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



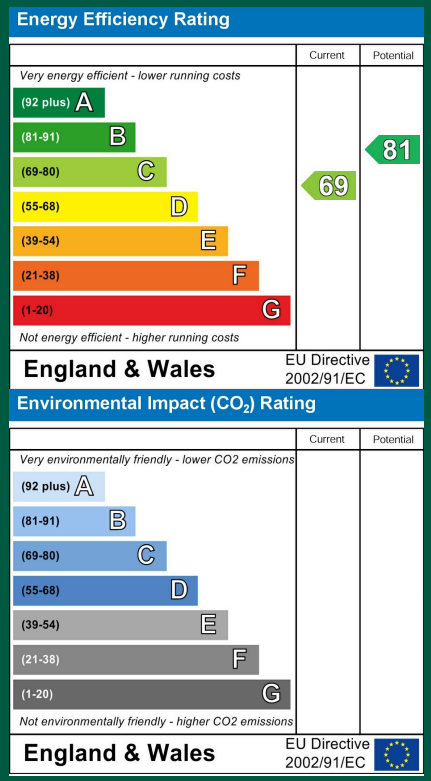
Total area: approx. 110.5 sq. metres (1189.9 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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