



23 Maythorn Close

West Bridgford | NG2 7TE | Guide Price £525,000 - £525,000

ROYSTON  
& LUND

- GUIDE PRICE \*\*£525,000 - \*\*£550,000\*\*
- Extended To The Rear
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - D
- Detached Family Home
- Immaculately Presented Throughout
- Built In Wardrobes And Ensuite
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - D





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

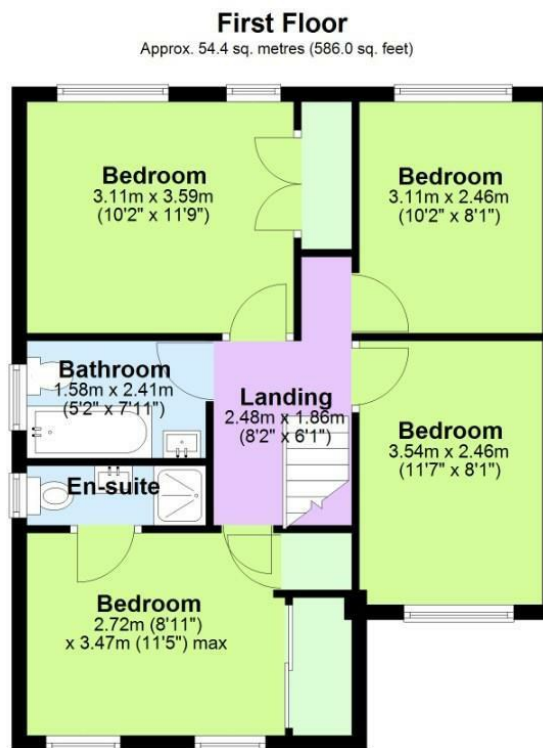
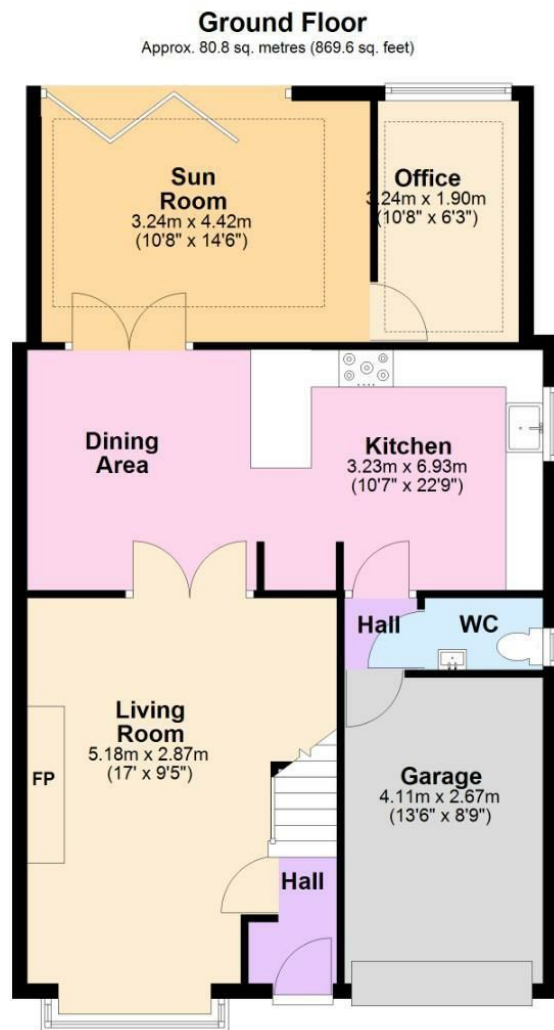
A well appointed four bedroom EXTENDED detached family home located in West Bridgford. Situated close by to numerous amenities such as being a short drive from Wilford lane shops and Central Avenue where there are bars, restaurants and local shops, not to mention being in the catchment area for well regarded schools and having excellent transport links via the A52. This property would be a great fit for a growing family.

Ground floor accomodation upon entry comprises of a hallway which leads you into the main reception room and stairs to the first floor. The living room is a great size with a front aspect window flooding the room with natural light, pieced together with a stylish wall mounted gas fireplace. The living room further has exposed under stair storage. The kitchen dining room is a generous size with breakfast bar and integrated appliances such as a gas burner with extractor fan, along with eye level double oven and dishwasher. The kitchen has a stylish Belfast sink and plenty of space for additional freestanding appliances. The adjoined dining area is ample in size perfect for family meals and leads you into the extended sun room with large skylight and full width bifolds granting you access to the rear garden. Off from the extension is a separate study/office space for added convenience. The ground floor further benefits from a downstairs WC.

To the first floor there are four well proportioned double bedrooms. The main bedroom has built in wardrobes and an ensuite shower room. Bedroom two has further built in wardrobes. All bedrooms have access to a three piece family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a single driveway leading to a single garage. To the rear of the property there is a spacious garden area with lawn and having a well presented patio area to the rear providing summer seating.





Total area: approx. 135.2 sq. metres (1455.7 sq. feet)



**EPC**

| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           | <b>81</b> |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                | <b>67</b> |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|                                                                 | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |           |           |

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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