



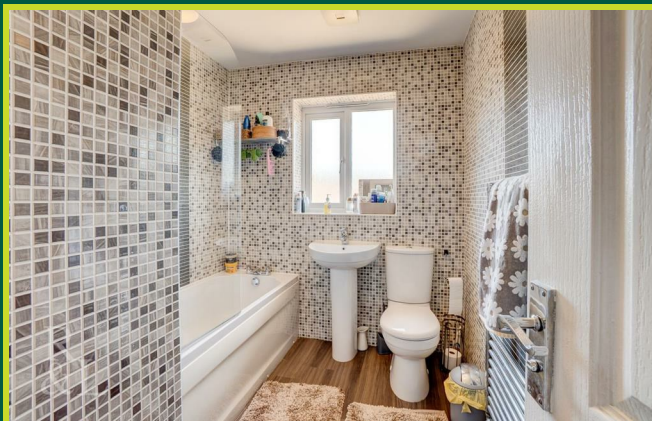
14 Brewill Grove

| NG11 7HJ | Guide Price £500,000 - £525,000

ROYSTON
& LUND

- ****NO CHAIN****
- Ample Off Street Parking With EV Charger
- Ground Floor Utility/WC
- Integrated Kitchen Appliances
- Excellent Transport Links
- Detached Family Home
- Well Presented Throughout
- Ensuite Shower Room And Family Bathroom
- Close By To Numerous Amenities
- EPC Rating - TBC Freehold - Council Tax Band - E





****NO CHAIN****

Royston and Lund are delighted to bring to the market this stunning four bedroom detached property located in Wilford. Situated close by to numerous amenities that Wilford has to offer, including being just a short walk from the tram providing access into the City Centre. The property is also within close proximity to highly sought-after schools, not to mention being a short drive from West Bridgford's Central Avenue, where you will find local shops, pubs and restaurants. This property would be a great fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen, study, ground floor utility/WC and stairs to the first floor.

The living room is a generous size and benefits from French doors leading to the rear garden, as does the spacious formal dining room. The kitchen is a generous size, showcasing high-quality base and wall units which house integrated appliances such as an oven, hob and extractor, along with a dishwasher and more than enough room for further freestanding white goods. The ground floor study is perfect for a home office, with a bay window facing the front aspect. The ground floor is completed with a utility/WC, which contains a further wash basin and space for a washer/dryer.

To the first floor, there are four well-proportioned double bedrooms. The master bedroom benefits from built-in wardrobe space, along with a modern tiled three-piece en-suite shower room. The second bedroom also benefits from built-in wardrobes. All bedrooms have additional access to a three-piece bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is ample off-street parking via a double tandem driveway and single garage, providing parking for several cars, along with an EV charger.

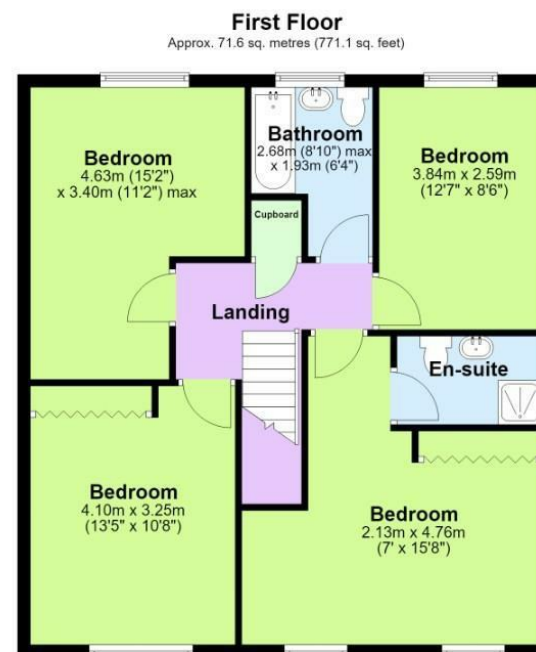
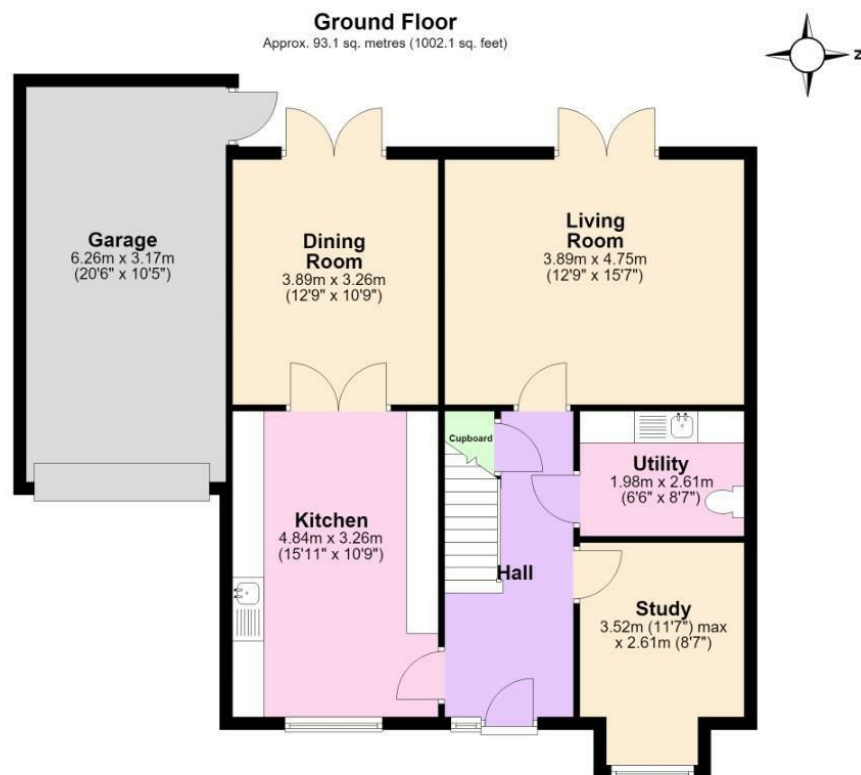
To the rear, there is a low-maintenance garden with a patio providing space for seating, which leads onto a lawned area enclosed by fenced borders.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



Total area: approx. 164.7 sq. metres (1773.2 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.

**ROYSTON
& LUND**