

SUPERIOR HOMES

ROYSTON & LUND



11 Gresham Close

West Bridgford | NG2 7RQ

£585,000

Royston and Lund are delighted to bring to the market this extended four/five-bedroom detached family home located in the ever-desirable Gresham Close in West Bridgford. Situated close to numerous amenities and just a short drive from Central Avenue and Wilford Lane, where you will find an array of local shops, pubs and restaurants, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre and the surrounding villages. This property would be an excellent fit for a family.

Ground floor accommodation comprises an entrance hall with parquet-style flooring, providing access to the main reception room, extended open-plan kitchen/dining room, ground floor WC and staircase to the first floor. The living room is a generous size and benefits from dual-aspect windows to the front and right-hand side elevations, flooding the room with natural light and complemented by a gas feature fireplace.

The open-plan kitchen/dining room is undoubtedly the heart of the home, showcasing high-quality base and wall units alongside a central island/breakfast bar housing a range of premium integrated appliances, including an eye-level oven, microwave, induction hob, integrated dishwasher and a stylish Belfast sink overlooking the rear garden. The adjoining dining and sitting area offers more than enough space for family and friends and features a roof lantern, skylight and three-panel bi-fold doors, allowing an abundance of natural light while providing seamless access to the rear garden.

The ground floor is completed by a separate office, accessed from the kitchen, which could also be utilised as a fifth bedroom. This versatile room also benefits from sliding doors opening onto the rear garden.





- Four Bedroom Detached Family Home
- Immaculately Presented Throughout
- Really Well Looked After By The Current Vendors
- Extended And Open Plan Kitchen Dining Room
- High Quality Fixtures And Fittings And Top Of The Range Integrated Appliances
- Ensuite And Family Bathroom
- Ample Off Street Parking
- Downstairs WC
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools









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To the first floor there are four well-proportioned double bedrooms. The principal bedroom benefits from a full range of fitted wardrobes and its own modern en-suite shower room. Bedrooms two, three and four are also generous doubles and are served by a contemporary, fully tiled three-piece family bathroom comprising a bath with a shower overhead, wash basin and WC.



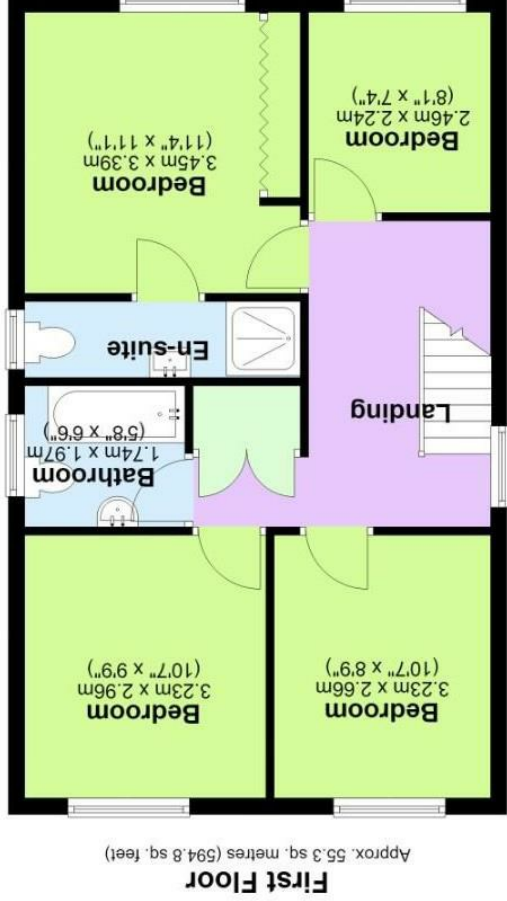
Facing the property, the house is positioned at the end of a quiet cul-de-sac and benefits from ample off-street parking via a double-width driveway leading to a detached double garage.



To the rear there is a beautifully presented, larger-than-average garden. A spacious patio extends from the bi-fold doors of the kitchen/dining room and the sliding doors of the office/fifth bedroom, creating the perfect space for outdoor seating and alfresco dining. This leads onto a slate-stoned area featuring a sheltered pergola with space for a hot tub. To the right-hand side there is a well-maintained lawn bordered by established flower beds, while to the rear a raised decking area provides an additional seating area, ideal for enjoying the warmer months. The rear garden is enclosed by a combination of fenced and brick-built boundaries, offering a good degree of privacy.

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. 162.6 sq. metres (1750.0 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
G (1-20)		G (1-20)	
F (21-38)		F (21-38)	
E (39-54)		E (39-54)	
D (55-68)		D (55-68)	
C (69-80)		C (69-80)	
B (81-91)		B (81-91)	
A (92 plus)		A (92 plus)	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
72		77	

