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&L

21 Churnet Close

Clifton Grove | NG11 8PH | Asking Price £325,000

ROYSTON
& LUND

- Asking Price: £325,000
- Living Room & Dining Room
- Ground Floor WC
- Integrated Garage
- EPC: E
- Four Bedroom Family Home
- Kitchen with Pantry Room
- Close to Numerous Amenities
- Council Tax: D
- Freehold





This spacious four-bedroom detached family home offers generous accommodation, an integrated garage, off-road parking and an enclosed rear garden. The property provides an excellent opportunity for a new owner to modernise the interior and create a home finished to their own taste.

An inner porch provides access to a convenient ground-floor WC before opening into the bright and welcoming living room. A large front-facing window allows plenty of natural light into the room, while the feature fireplace creates an attractive focal point.

Positioned to the rear is a separate dining room with sliding doors opening directly onto the garden, making it an ideal space for family meals and entertaining. The fitted kitchen offers a range of worktop and cupboard space, together with a useful pantry and external access.

To the first floor are four well-proportioned bedrooms. The generous principal bedroom benefits from extensive built-in wardrobes, while the three remaining bedrooms offer flexible space for children, guests or home working. All four are served by a family bathroom.

Outside, the front driveway provides off-road parking and access to the integrated single garage. The rear garden features a paved patio, steps leading to a raised lawn and a variety of established trees, shrubs and planting.

For more information: https://reports.sprift.com/property-report/?access_report_id=5717524

Freehold





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		
	52	74

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

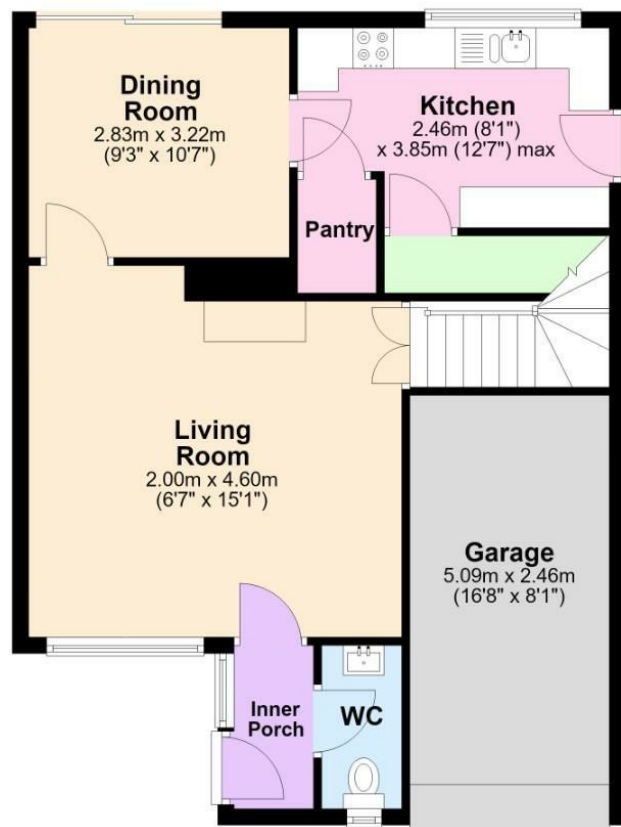
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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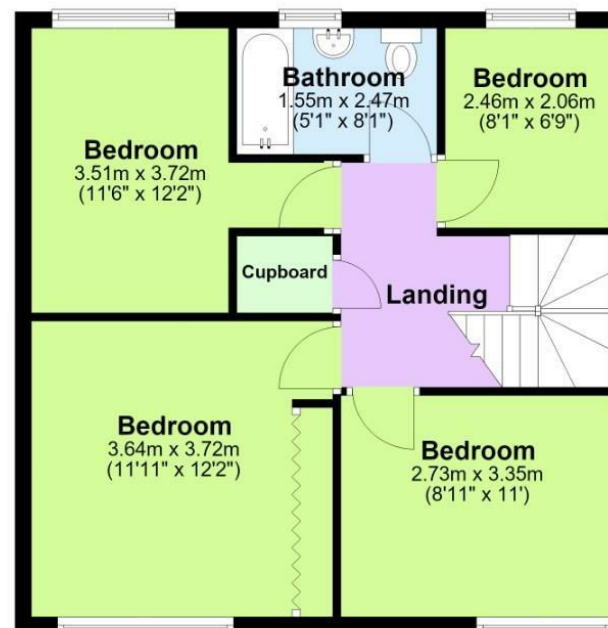
Ground Floor

Approx. 63.5 sq. metres (683.5 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



Total area: approx. 115.4 sq. metres (1242.5 sq. feet)

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