



85 Westerfield Way

| NG11 7ET | Guide Price £300,000 - £325,000

ROYSTON
& LUND

- Three Bedrooms
- Open Plan Living
- Top Of The Range Integrated Appliances
- Close By To Numerous Amenities
- EPC Rating - D
- Ample Off Street Parking
- High Quality Fixtures And Fittings
- Ground Floor Bathroom
- Really Well Presented
- Freehold - Council Tax Band - C





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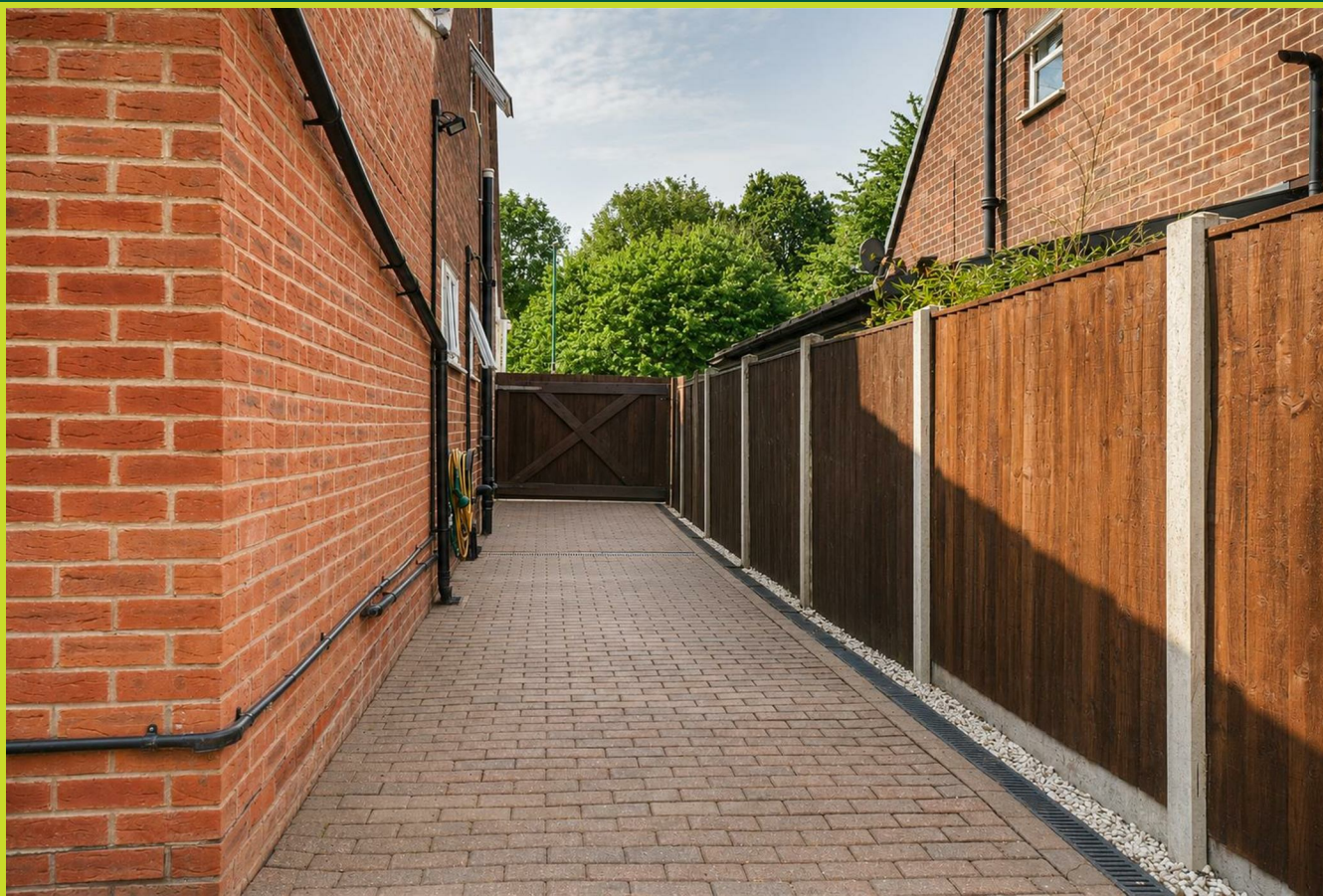
****IMMACULATELY PRESENTED****

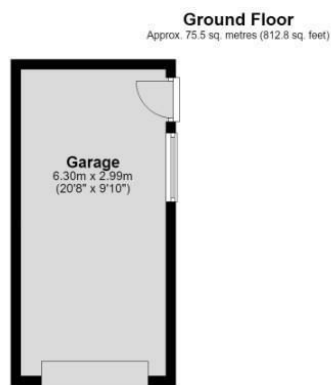
Royston and Lund are delighted to bring to the market this three-bedroom semi-detached property located in Silverdale. Situated close to numerous amenities and equidistant from Clifton and Wilford, where there are a range of local shops, pubs and restaurants, the property also benefits from excellent transport links into West Bridgford, Nottingham City Centre and East Midlands Airport. This property would be a great fit for first-time buyers or a growing family.

Ground floor accommodation comprises an entrance hall leading into the impressive open-plan kitchen and family room. The initial sitting area enjoys a front aspect window before opening into the extended kitchen/dining room, which is undoubtedly the heart of the home. The kitchen features high-quality base and wall units, along with a central island housing an induction hob, while the remaining integrated appliances include an eye-level double oven and microwave. There is also more than enough space for additional freestanding white goods. Twin skylights and French doors to the rear elevation flood the room with natural light while providing access to the rear garden. The ground floor is completed by the family bathroom, comprising a P-shaped bath with a shower overhead, wash basin and WC.

To the first floor there are three well-proportioned double bedrooms, with the principal bedroom benefitting from built-in sliding wardrobes. There is also a convenient separate WC located at the end of the landing.

Facing the property, there is ample off-street parking via a tandem driveway leading to a single garage. To the rear there is a well-maintained garden with a decking area immediately outside the French doors from the kitchen/family room, providing the perfect space for outdoor seating and alfresco dining.

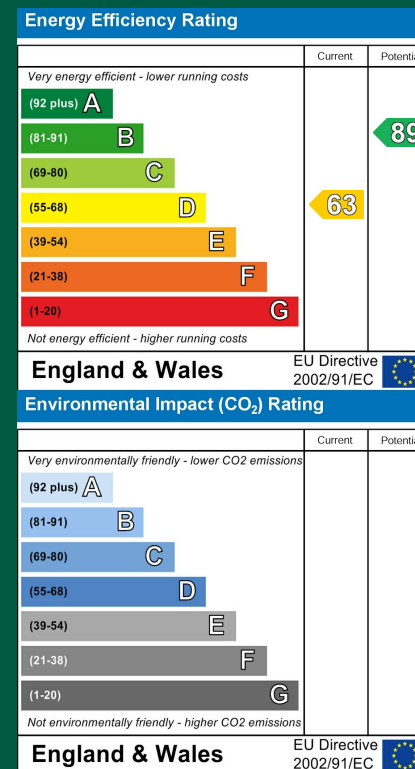




Total area: approx. 108.3 sq. metres (1165.5 sq. feet)



EPC



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**ROYSTON
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