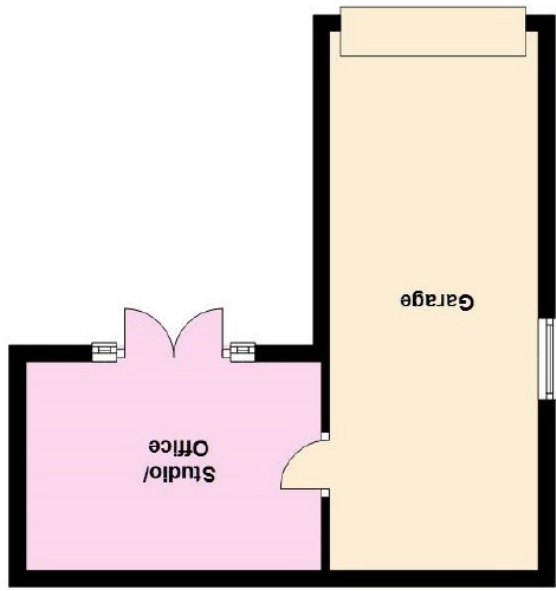
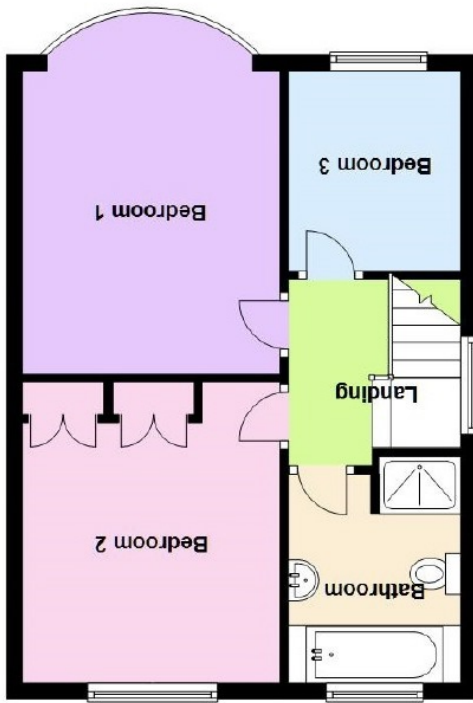


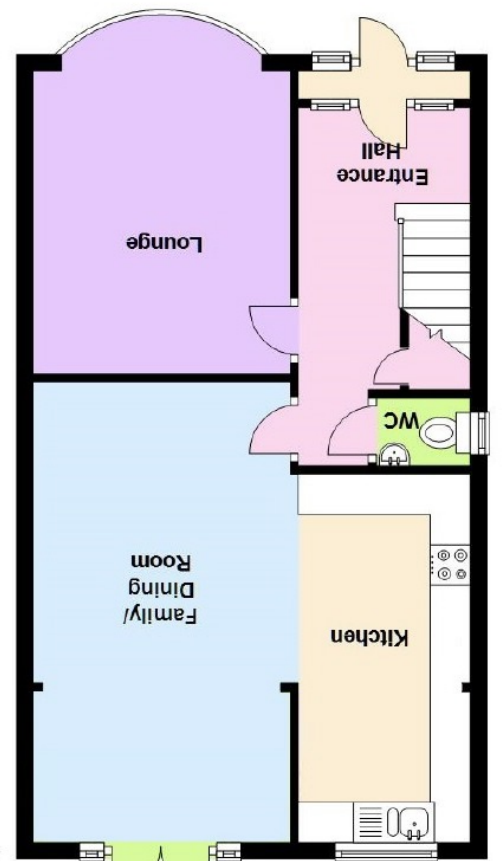
Total area: approx. 119.8 sq. metres (1289.2 sq. feet)



Studio/Annex  
Approx. 26.7 sq. metres (287.6 sq. feet)



First Floor  
Approx. 41.0 sq. metres (441.4 sq. feet)



Ground Floor  
Approx. 51.6 sq. metres (555.0 sq. feet)



ROYSTON & LUND

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ROYSTON & LUND



# 31 Maplestead Avenue, Wilford Village, NG11 7AS



Guide price £320,000

- Extended Three Bedroom Detached
- Separate Garage/Annexe
- Southerly Facing Rear Garden
- Large Extended Dining/Family Room
- Four Piece Family bathroom
- Three Bedrooms
- Impressive Brick Built Tiled





**31 Maplestead Avenue, Wilford Village, NG11 7AS**

A three bedroom extended detached property benefitting from a brick built and tiled pitch roof garage/studio/potential annexe. The property is located in the sought after Wilford Village suburb of Nottingham and has accommodation which is ready to move into. The property benefits from the separate annexe/workshop which is ideal for buyers looking for potential annexe, office space or workshop. The property has been extended to the ground floor and in brief the accommodation comprises of: entrance porch, reception hall, downstairs cloaks, lounge, extended family room/dining room which is open



**VIEWING:** Please telephone our West Bridgford office on 0115 981 1888.

**RENTAL DEPARTMENT:** Royston & Lund also operate a rental office covering all aspects of lettings and property management. For further details please contact them direct on 0115 914 1122.

**Directions**

From our office in West Bridgford, take a left hand turning on to Gordon Road, at the mini-roundabout take the first exit onto Rectory Road. At the traffic lights take the right hand turning on to Melton Road and at the next set of traffic lights take a right hand turning onto Wilford Lane. Head into Wilford, across the tram track and at the next set of traffic lights take the right hand turning onto Main Road and take the right hand turning onto Maplestead Avenue and the property will be situated on the right hand side and is identifiable by our For Sale board.

**Accommodation**

A front entrance door with arch feature door way and UPVC double glazed opaque door opening to:

**Reception Porch**

With further double glazed door with side lights opening to:

**Reception Hall**

With wood effect laminate flooring, radiator, understairs storage cupboard, stairs rising to the first floor and doors opening to:

**Downstairs W.C.**

Fitted with a two piece suite comprising: low flush w.c., wall mounted wash hand basin with chrome tap and tiled splashback, double glazed opaque window to side elevation and wood effect laminate flooring.

**Lounge**

**14'0" into bay x 10'5" (4.27m into bay x 3.18m)**

With double glazed bay window to the front elevation, television point, radiator, ceiling coving and wall light points.

**Dining Room/Family Room**

**18'7" x 10'4" (5.66m x 3.15m)**

With double glazed French doors with sidelights which offer view and step out to south facing rear garden, radiator, wall light points, ceiling coving and open plan doorway to:

**Extended Kitchen**

**6'5" x 14'11" (1.96m x 4.55m)**

With a range of Buttermilk Shaker fronted wall and base units with work surface incorporating stainless steel one and a half bowl sink unit with a chrome mixer set below a double glazed window which offers view over rear garden,

wall mounted boiler, integrated four ring stainless steel hob with stainless steel splashbacks and stainless steel extractor fan above, stainless steel and glass oven set below, integrated fridge and freezer, integrated washing machine and integrated dishwasher with chrome sockets and fittings and recess spotlighting.

**First Floor Landing**

With double glazed window to the side elevation and doors leading to:

**Bedroom One**

**14'2" x 10'4" (4.32m x 3.15m)**

With double glazed bay window to the front elevation, radiator and television point.

**Bedroom Two**

**12'3" x 10'5" (3.73m x 3.18m)**

With double glazed window to rear elevation, radiator and built-in wardrobes.

**Bedroom Three**

**6'11" x 7'9" (2.11m x 2.36m)**

With double glazed window to the front elevation and radiator.

**Bathroom**

Fitted with a four piece white suite comprising of: panelled bath with chrome taps and fittings, pedestal wash hand basin with tiled splash back and chrome taps, low flush w.c., walk-in shower and cubicle with mainsfed shower set in chrome and glass shower screen, extractor fan, wall mounted towel radiator, double glazed opaque window to the rear elevation, wall light point and loft hatch giving access to the roof void.

**Outside**

To the front of the property there is a block paved driveway which leads to a paved front area, in turn leading to the front door. The front garden is low maintenance with gravelled frontage and mature palm and evergreen trees. The driveway continues to wooden side by side doors to the side of the property continuing to the rear garden which has a patio area and steps down from the main living area. The patio area overlooks the garden which is laid to lawn and has bedding for a variety of trees and shrubs, the driveway leads to the garage/annexe area and the garage

has an electric up and over door and measures 21' x 8'6"; this has a double glazed window to the side elevation, power and light and doorway which leads to the studio/office which is 11'11" x 8'5" with double glazed French doors and side lights which step out and offer view over garden and have power and light.

**Services**

Gas, electricity, water and drainage are connected.

**Council Tax Band**

The local authority have advised us that the property is in council tax band C, which we are advised, currently incurs a charge of £1,645.99. Prospective purchasers are advised to confirm this.

**Property to sell?**

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove. We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

**Opening Hours**

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

**Money Laundering**

Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

**Additional Services**

**SURVEY DEPARTMENT.** We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. **MORTGAGE ADVICE.** This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.** Written quotations are available on request. A life assurance policy may be required.