ROYSTON & LUND



Elms Gardens, Nottingham, NG11 6DZ

Guide Price £525,000

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***GUIDE PRICE £525,000 - £550,000 *** This impressive five-bedroom detached family home offers spacious and versatile accommodation arranged across three floors, with generous living areas, detached outbuilding currently subject to a full planning application for conversion into garden office, guest house or gym/studio, excellent storage and a substantial south-facing garden.

A welcoming entrance hall features solid oak flooring, mirrored storage and an understairs cupboard. The generously proportioned main reception room benefits from plenty of natural light, a feature fireplace and space for both living and formal dining furniture. Bi-fold doors open directly onto the rear garden.

The open-plan kitchen and breakfast room is fitted with contemporary units, ample worktop space and a large breakfast bar. Integrated

- PLANNING APPLICATION UNDER CONSIDERATION - GARDEN OFFICE/STUDIO/GYM
- Five Bedroom Detached Family Home
- Open Plan Living/Dining Room
- First Floor Family Bathroom
- Ground Floor WC & Shower
- South Facing Garden
- Driveway for Off Road Parking
- Council Tax: D
- EPC: D
- Freehold



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