





## 8 Ridge Grove, Stannington Station

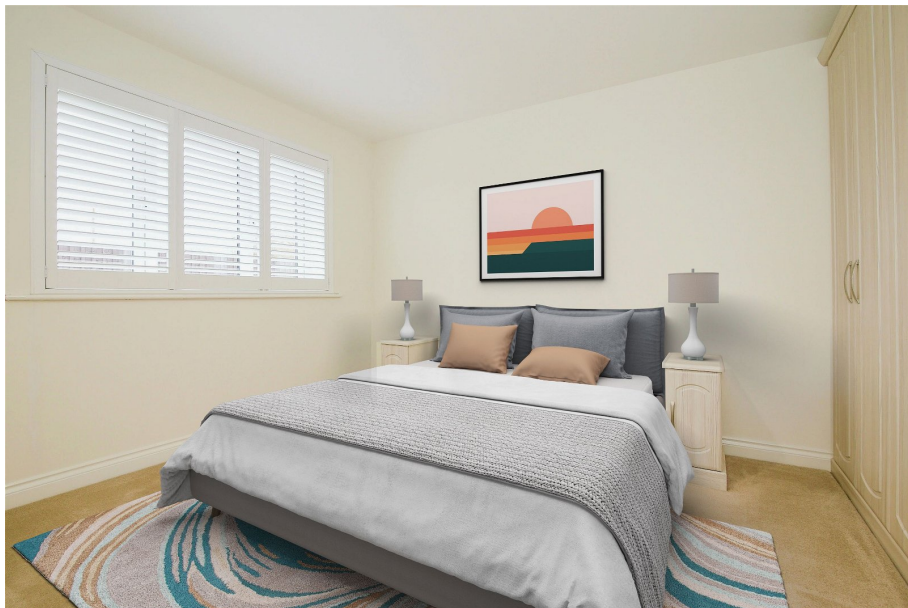
Offers Over £500,000

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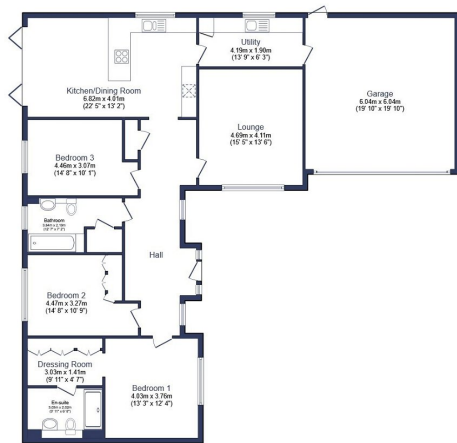
- Detached Corner Plot Bungalow
- Modern Family Bathroom & En-Suite
- Large Kitchen/Diner With German Appliances & Utility Room
- Integrated Double Garage & Multi-Car Driveway
- Absolutely Spotless Throughout With High End Finishes
- Three Double Bedrooms
- Dressing Room Off Master Bedroom
- Spacious Front Aspect Living Room
- Enclosed Low Maintenance Garden
- Within Private Gated Community





This is such an impressive home, nestled within a private gated development at the highly sought after Stannington Station. With flawless finishes & presentation throughout, this corner plot bungalow boasts incredible accommodation all accessed from a lengthy spinal entrance hallway that includes three double bedrooms (master with dressing room & en-suite) a family bathroom & well proportioned front aspect living room. The kitchen/diner with German appliances runs the full depth of the property and is supported by a good-sized utility room from which you have direct garage access.

The garden is a great size and low maintenance with gated side access, entered from both the back of the garage and the dining space. An incredible bungalow that must be viewed to be fully appreciated.



Total floor area 179.8 m<sup>2</sup> (1,935 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

21/05/2024, 09:39 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
8 Ridge Grove, Stannington, NO10 8PH NEST 8081	Energy rating <b>B</b>	Valid until: 27 June 2031 Certificate number: 5659-7736-9100-6148-5222																																
Property type	Detached bungalow																																	
Total floor area	147 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-london">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-london">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-london</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-an-energy-certificate.service.gov.uk/energy-certificates/5659-7736-9100-6148-5222/year/2024>

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