



20 Edwalton Lodge Close

Edwalton | NG12 4DT | Guide Price £725,000

ROYSTON
& LUND

- **GUIDE PRICE £725,000 - £775,000**
- Three Well Proportioned Double Bedrooms With Storage
- Integrated Kitchen Appliances With Space To Add Further Freestanding Units
- Two Ensuities
- Planning Permission Granted
- NO CHAIN
- Spacious Dual Aspect Living Room With Bay Window
- Dining Room Leading To A Vaulted Conservatory
- Double Driveway And Garage
- EPC Rating - C - Council Tax Band - F





GUIDE PRICE £725,000-£775,000

Royston & Lund are delighted to market this detached bungalow occupying a generous corner plot in a quiet cul-de-sac in Edwalton. Offered to the market with no onward chain.

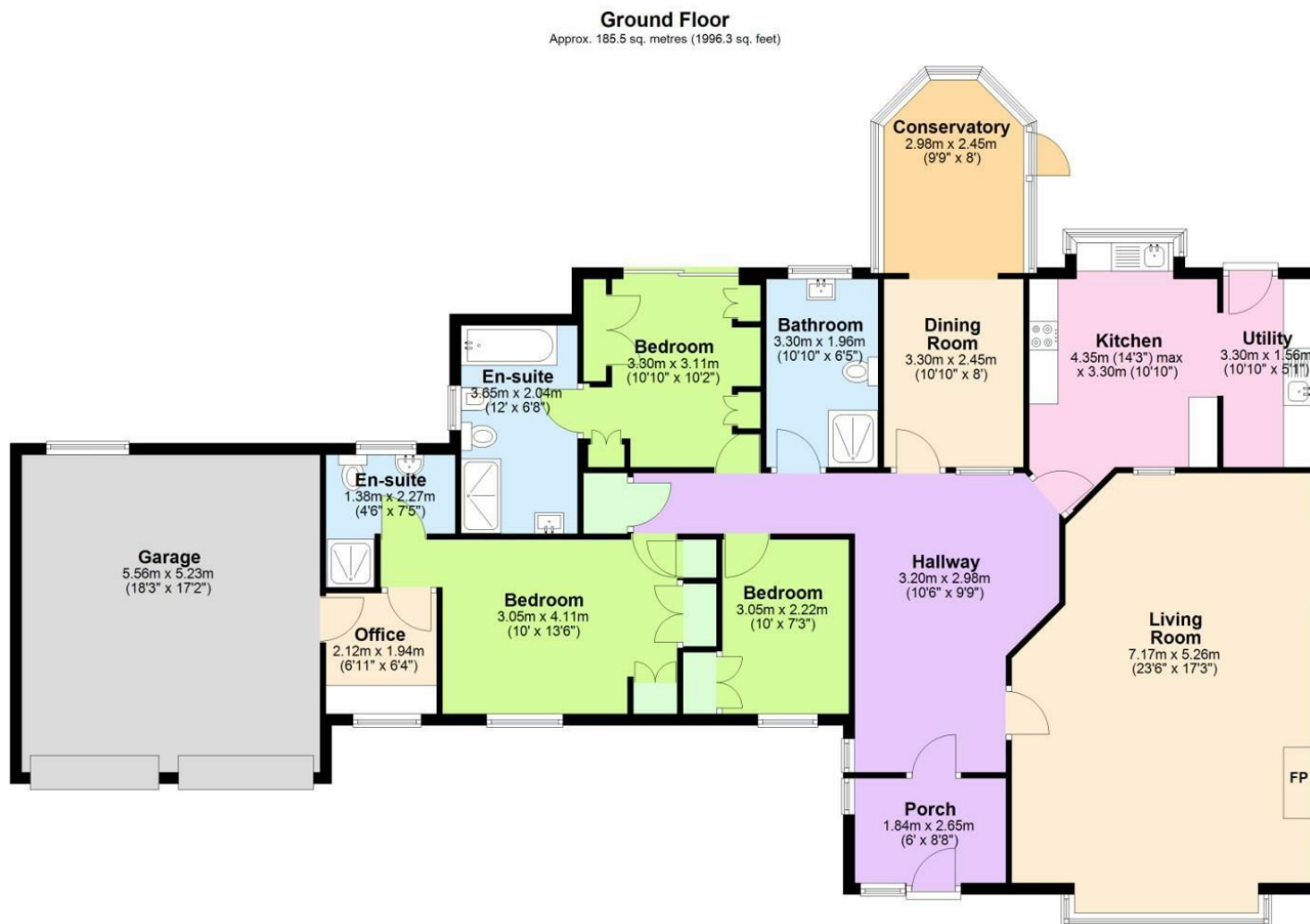
Planning permission has been granted for the creation of a first floor alongside a single storey rear extension to create a four/five bedroom two-storey property - planning ref: 24/01193/FUL. There is also the potential for the site to be split to create a separate, second dwelling - subject to relevant permissions being approved (initial conversations with the council have been favourable thus far - please ask for further details).

As it stands, the property measures just shy of 2000 sq.ft and whilst it would benefit from some cosmetic refurbishment it is a very good sized bungalow.

The current layout comprises an entrance lobby leading to a main hallway off which there is a lovely dual aspect reception room, a kitchen/breakfast room, a separate dining room which in turn leads to a conservatory, a master bedroom complete with en-suite four piece bathroom comprising a bath, separate shower, w/c and wash hand basin. The second bedroom also has the added benefit of an en-suite shower room whilst also leading to a small study which benefits from an integral door to the garage. A further third bedroom and family shower room complete the internal accommodation.

To the side of the property there is off-street parking available for two cars which in turn leads to a double garage. There is the possibility to create further parking to the front of the property next to the existing driveway. The front garden is currently mainly lawned with a pedestrian footpath from the road leading to the front door with a paved area running the width of the front of the bungalow and leading down to the side.





Total area: approx. 185.5 sq. metres (1996.3 sq. feet)



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		
	71	78

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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