



13 Peace Grove

| NG12 4JJ | Asking Price £495,000

ROYSTON
& LUND

- Four Bedroom Detached Family Home
- Integrated Kitchen Appliances
- Built In Wardrobes To The Main Bedroom
- Ample Off Street Parking
- EPC Rating - B
- Open Plan Kitchen Dining Room
- Two Ensuite Shower Rooms And a Family Bathroom
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- Freehold Council Tax Band - E





A well appointed four bedroom detached family home set on the Bloor Homes estate in Edwalton. Situated close by to numerous amenities being a short distance from Edwalton precinct shops and West Bridgforths central avenue where there are restaurants, bars and delis., Not to mention Edwalton being in the catchment area for well regarded schools and having excellent transport links. This property would be a great fit for a growing family.

Ground floor accomodation comprises of an entrance hall that leads you into the main reception rooms and stairs to the first floor. The living room is a generous size with a front aspect square bay window flooding the room with natural light. The kitchen dining room is the heart of the home with breakfast bar and high quality fixtures and fittings with integrated kitchen appliances such as an oven, hob and extractor fan along with a built in fridge and freezer and a dishwasher. The adjoined dining area is a great size with more than enough room to accomodate family and friends and has French doors leading into the rear garden. Off from the kitchen dining room is a useful utility area and downstairs WC.

To the first floor there are four well proportioned double bedrooms. The main bedroom having built in wardrobes and an ensuite shower room. All bedrooms have further access to a three piece shower room.

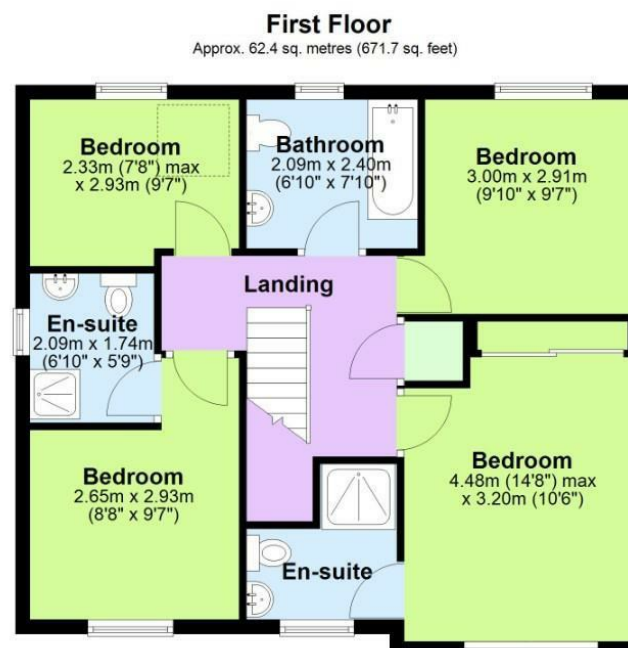
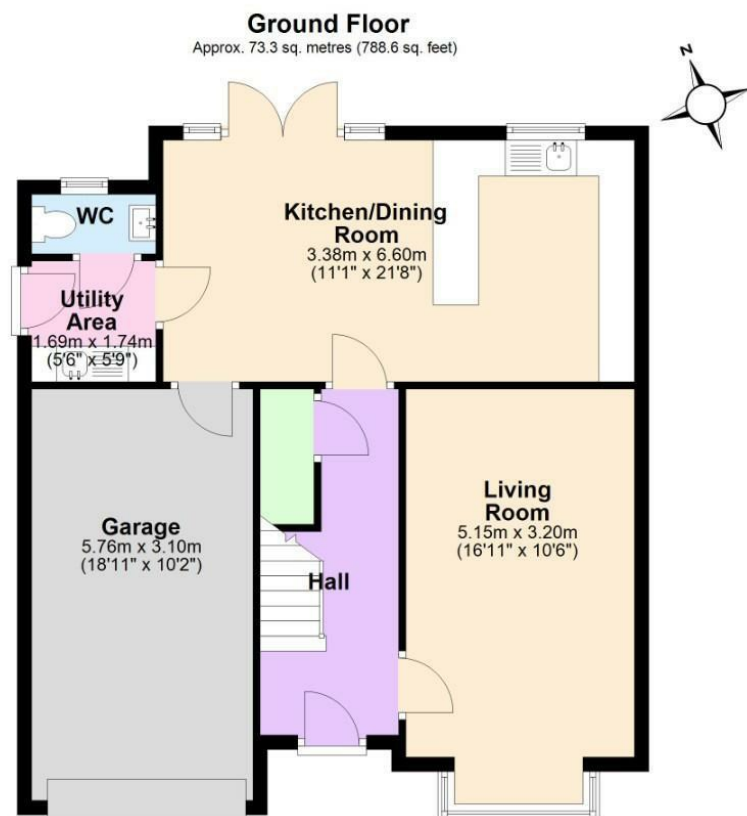
Facing the property there is ample off street parking via a single driveway leading upto a single garage. To the rear of the property there is a landscaped garden with lush lawn and block paved pathway leading to the rear aspect where there is a further raised patio area providing summer seating.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		



Total area: approx. 135.7 sq. metres (1460.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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