

# SUPERIOR HOMES

# ROYSTON & LUND



# 14 Fowler Road

Edwalton | NG12 4JS

Guide Price £650,000

\*\*GUIDE PRICE £650,000 - £695,000\*\*

Royston and Lund are delighted to bring to the market this stunning five-bedroom detached property located in the ever-desirable Edwalton. Situated close to numerous amenities that Edwalton has to offer, including local shops and well-regarded schools, whilst also being a short drive away from West Bridgford's Central Avenue, where there are local pubs, bars, and restaurants. Not to mention being in the catchment area for well-regarded schools and having excellent transport links to the surrounding villages and into the city centre, this property would be a perfect fit for a family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen, dining room, study/games room, and stairs to the first floor. The living room is a generous size, with plenty of space for family and friends, whilst showcasing glazed doors to the rear aspect leading to the rear garden. The kitchen features fitted high-quality base and wall units that house integrated appliances such as an oven, hob, and extractor hood, as well as a built-in dishwasher, fridge, and freezer. The kitchen further benefits from an additional rear door to the garden, a pantry cupboard, and utility space for a freestanding washer dryer. One of the standout features of this property is the garage conversion, which now provides a generous-sized study/games room and additional storage under the stairs. The ground floor is completed with a separate dining room and downstairs WC.

To the first floor, there are five well-proportioned bedrooms, all of them doubles. The master bedroom, with built-in wardrobes, and bedroom two both benefit from en-suite shower rooms. All bedrooms also share an additional three-piece family bathroom, which consists of a bath with a shower overhead, along with a wash basin and WC.

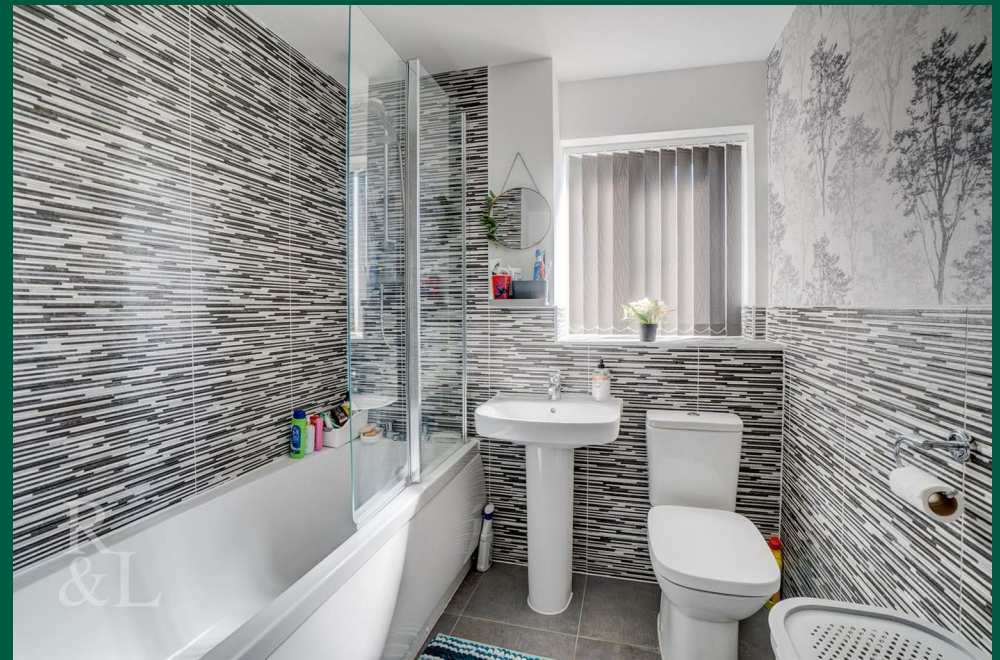




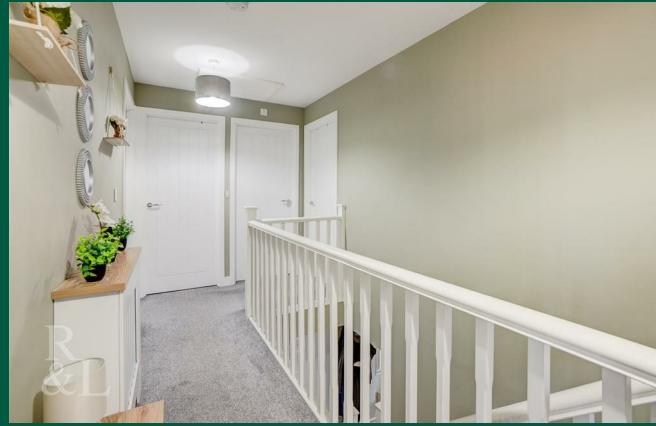
- Immaculately Presented Five Bedroom Detached Family Home
- Stunning Interior And Finished To A High Standard
- Triple Fronted Driveway Providing Ample Off Street Parking
- Converted Garage To A Games Room/Study
- High Quality Fixtures And Fittings And Integrated Kitchen Appliances
- Two Ensuite Shower Rooms And A Separate Family Bathroom
- Utility And Downstairs Bathroom
- Close By To Numerous Amenities
- Excellent Transport Links
- In The Catchment Area For Well Regarded Schools





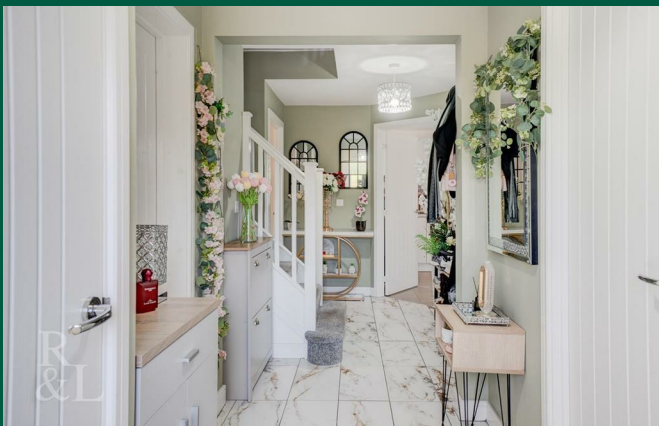






Facing the property, the house itself is located down a private shared road, and there is ample off-street parking via a triple-fronted driveway, accommodating several vehicles.

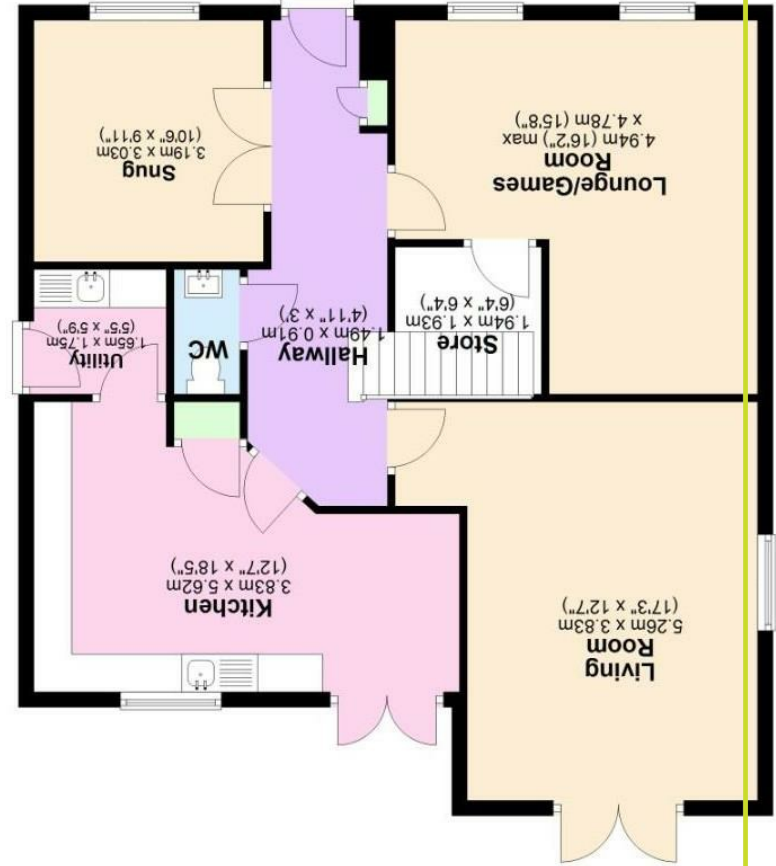
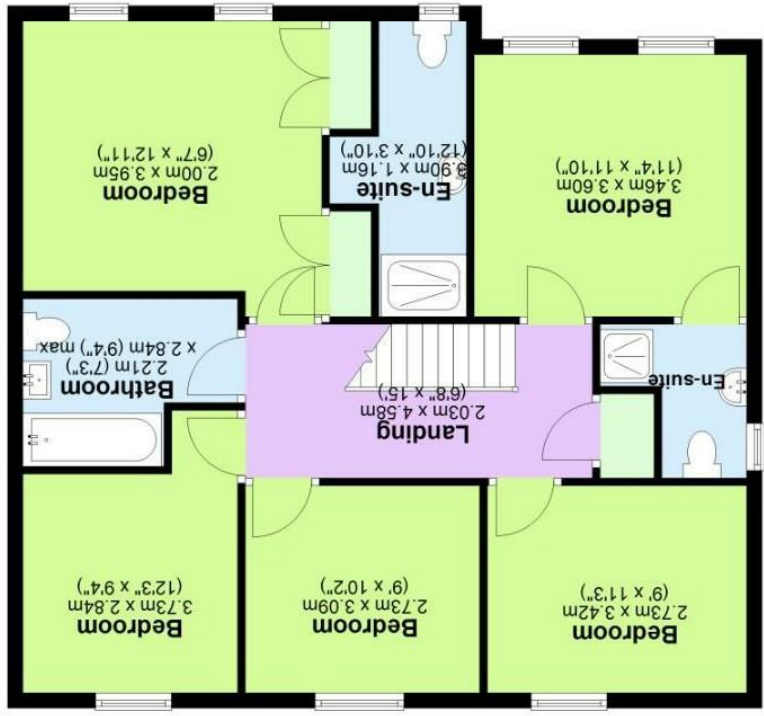
To the rear, there is an immaculately presented garden with patio areas and lawn space, featuring potting areas and raised flower beds, whilst pebbled sections create additional space for summer seating. The rear garden is enclosed with fenced borders.



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.

England & Wales	
Current	Potential
83	95
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	
Energy Efficiency Rating	
Current	Potential
83	95
Very environmentally friendly - lower CO2 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 CO2 emissions	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
83	95
Very environmentally friendly - lower CO2 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 CO2 emissions	

EPC



Total area: approx. 173.2 sq. metres (1864.2 sq. feet)