



6 Bettina Gardens

Edwalton, | NG12 4LT | Guide Price £575,000

ROYSTON
& LUND

- **GUIDE PRICE £575,000 - £600,000**
- Really Well Presented
- Ample Off Street Parking With Garage
- Ensuites
- EPC Rating - B
- No Onward Chain
- Integrated Kitchen Appliances
- Downstairs WC
- Close By To Numerous Amenities
- Freehold - Council Tax Band - F





****GUIDE PRICE £575,000 - £600,000****

****NO ONWARD CHAIN** STUNNING NEW BUILD IN EDWALTON -**

This FIVE BEDROOM SPACIOUS DETACHED property located in the desirable Edwalton really is an ideal family home. Situated close by to numerous amenities such as local shops, being in the catchment area for highly sought after schools as well as having great transport links into the West Bridgford and the City Centre.

Interior accommodation comprises of a generous size kitchen dining room with integrated appliances such as an oven, hob and extractor fan, as well a built in dishwasher and fridge/freezer. The living room is ample in size, perfect for family and friends which grants access to the rear garden via French doors. The ground floor boasts of a further sitting room/snug, downstairs WC and utility off from the kitchen.

To the first floor there are four well proportioned bedrooms. Bedroom two having the benefit of an ensuite shower room. Two double bedrooms have built in wardrobe space. All four bedrooms on the first floor all have access to an additional family bathroom.

To the second floor there is the main double bedroom which has the further convenience of built in wardrobes and a spacious ensuite shower room.

Facing the property there is ample off street parking due to two driveways located either side of the property and a single garage in total fitting several cars. To the rear of the property there is a spacious garden with patio and lawn areas providing summer seating which is enclosed by bricked and stoned borders.





EPC

Energy Efficiency Rating

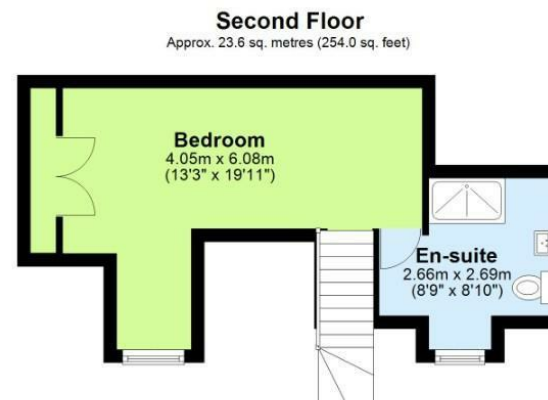
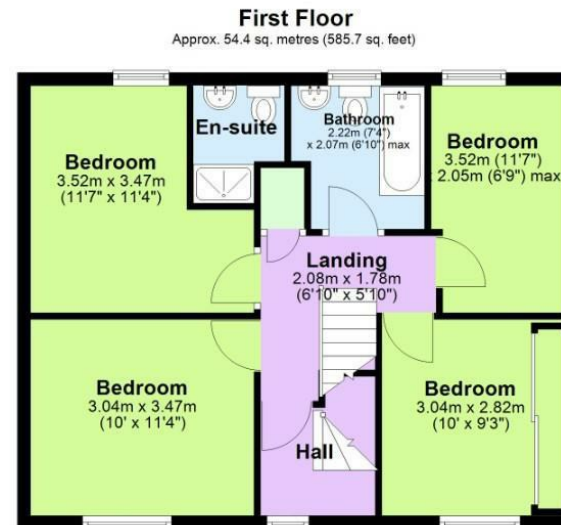
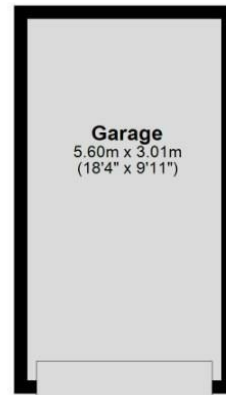
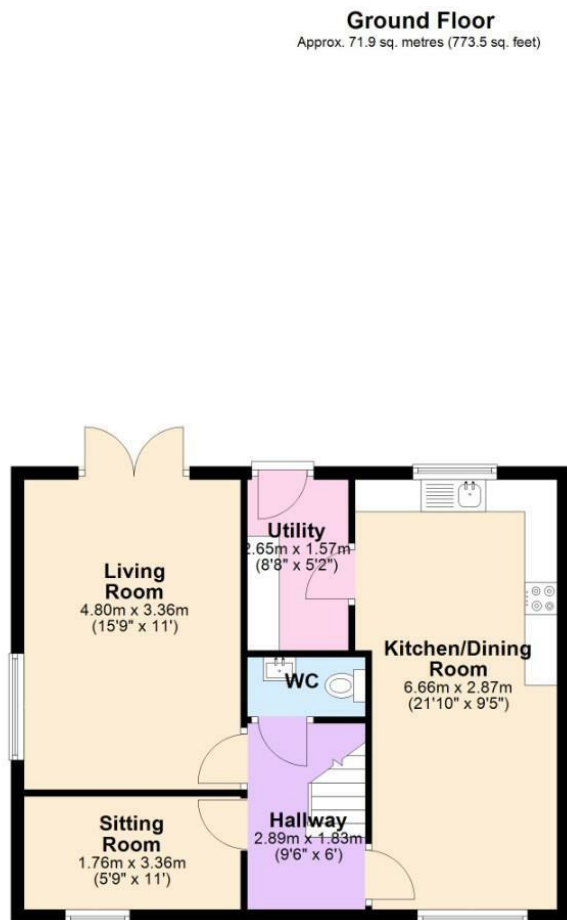
| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (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



Total area: approx. 149.9 sq. metres (1613.2 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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