



9 Robinson Close

Edwalton | NG12 4JU | Guide Price £335,000 - £345,000

ROYSTON  
& LUND

- Three Bedroom Family Home
- Immaculately Presented Throughout
- Ground Floor WC
- Built In Wardrobes To The Master Bedroom
- Excellent Transport Links
- Semi Detached Property
- Kitchen/Diner
- Family Bathroom And Ensuite
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools





**\*\*GUIDE PRICE £335,000 - £345,000\*\***

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in the ever desirable Edwalton. Situated close by to numerous amenities that Edwalton has to offer from local shops, high regarded schools and excellent transport links. This property would be a perfect fit for first time buyers or a growing family.

Ground floor accommodation comprises an entrance hallway that leads into the main reception room and stairs to the first floor. The living room is a generous size with a large front aspect window flooding the room with natural light. The living room leads into the spacious kitchen diner which benefits from high quality fixtures and fittings along with base and wall units housing integrated kitchen appliances. The adjoining dining area shows plenty of room for the family whilst granting access to the rear garden through French doors. The ground floor is completed with a downstairs WC and storage space.

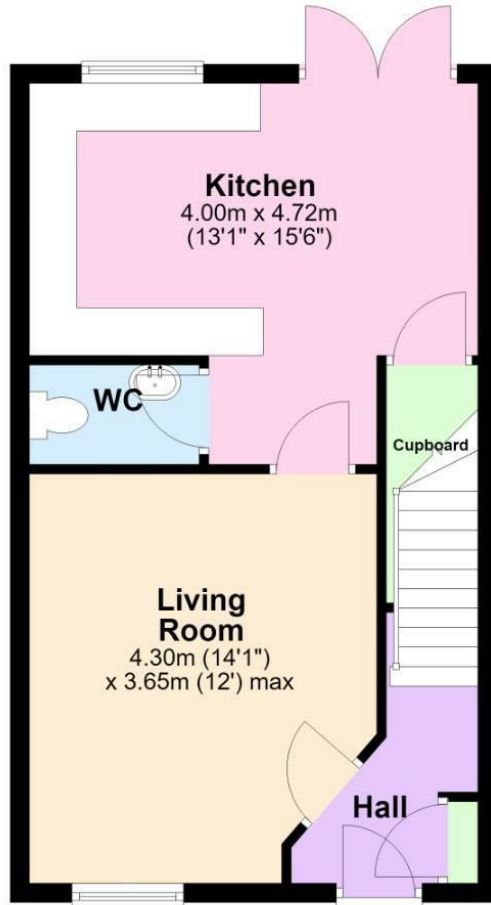
To the first floor there are three well proportioned bedrooms. The master bedroom benefitting from built in wardrobes and access to your own ensuite shower room. Bedroom two is a further double and the third bedroom is a spacious single. All bedrooms have access to a spacious three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a double tandem driveway and to the rear there is a well maintained garden with a full width decking area and pergola providing space for alfresco dining. Positioned to the rear is a further decked seating area ensuring you catch the sun in all positions of the garden.



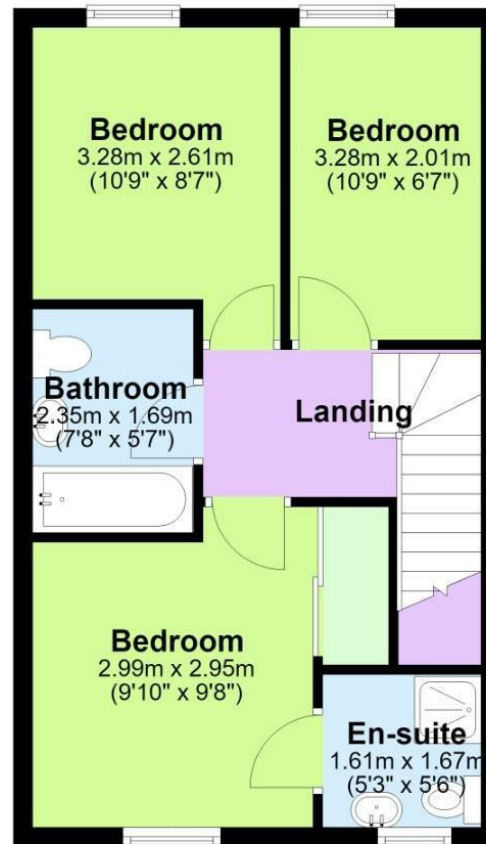
## Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 79.2 sq. metres (852.6 sq. feet)



## EPC

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>96</b> |
| (81-91) <b>B</b>  |  | <b>84</b>               |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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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