



8A Edwald Road

Edwalton | NG12 4AQ | Guide Price £500,000 - £550,000

ROYSTON  
& LUND

- Modern Detached Family Home - Three Double Bedrooms
- Two En Suites And A Family Bathroom
- Powered By Solar Panels & Energy Efficient
- Excellent Transport Links
- EPC Rating - C
- Kitchen / Diner With Separate Utility Room
- Stylishly Finished & High Specs
- Close By To Numerous Amenities
- Landscaped Gardens, Ample Off Street Parking & Private Driveway
- Freehold - Council Tax Band - E





**\*\*GUIDE PRICE £500,000 - £525,000\*\***

**\*\*NO CHAIN\*\***

A well appointed three bedroom property located in the ever desirable Edwalton. Situated close by to numerous amenities being a short drive from Central Avenue where there are numerous local shops, bars and restaurants. Not to mention that Edwalton is in the catchment area for very well regarded schools and has excellent transport links into the surrounding villages and the City Centre. This property would be a great fit for a growing family. In addition, the property is powered by solar panels making it highly energy-efficient.



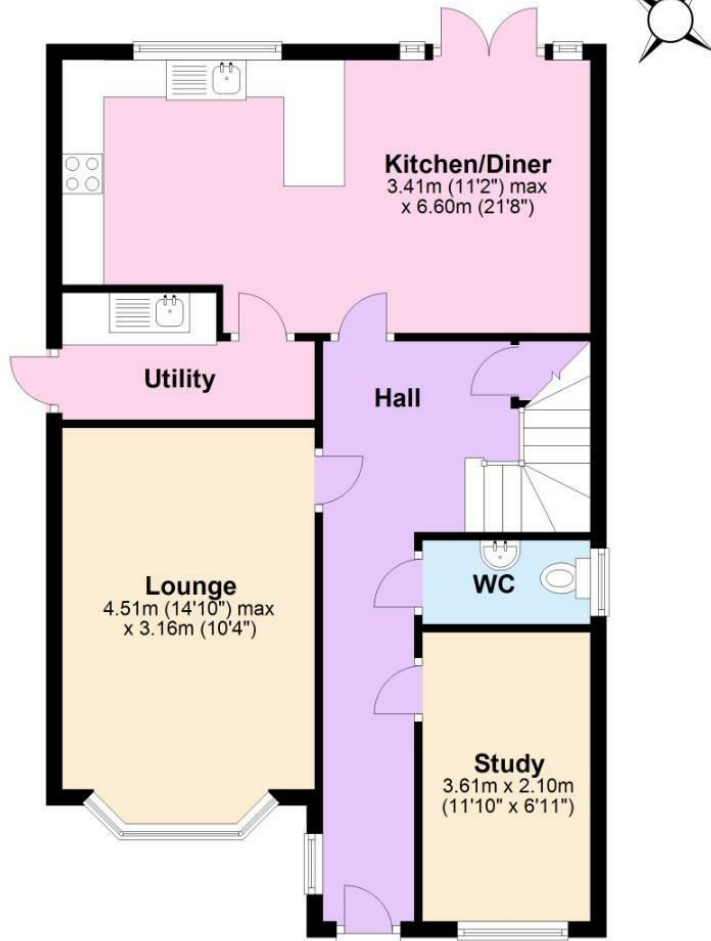
In brief ground floor accommodation comprises of an 24ft entrance hall that leads you into the living room, open plan kitchen dining room, study, downstairs WC and stairs to the first floor. The living room is a generous size with a front aspect bay window flooding the room with natural light. The Kitchen dining room is ample in size and boasts underfloor heating and integrated kitchen appliances and a breakfast bar with an adjoined dining area to the right aspect with more than enough room for the family. Off from the kitchen there is a convenient utility room and French doors leading to the rear garden. The ground floor is completed by a snug which is currently being used as an office and a downstairs WC.

To the first floor there are three well proportioned double bedrooms. The principle bedroom and bedroom two have ensuite shower rooms. All bedrooms share a further spacious four piece suite family bathroom comprising of a separate bath and shower along with a wash basin and WC.

Facing the property there is ample off street parking via a block paved double gated driveway. To the rear there is a low maintenance rear garden with a patio area to start which leads onto a lawn area with decking to the rear aspect providing summer seating.

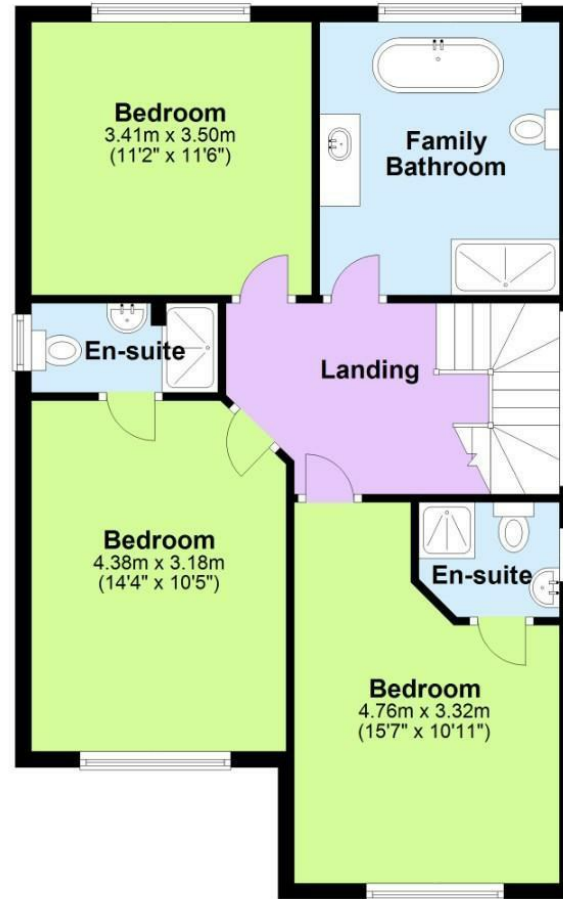
### Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



### First Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



Total area: approx. 131.4 sq. metres (1414.3 sq. feet)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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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