

SUPERIOR HOMES

ROYSTON & LUND



70 Hallfields

Edwalton | NG12 4AA

Guide Price £650,000 - £675,000

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NO CHAIN

With private access onto the bridleway at Edwalton Golf Course overlooking the 9th green. This immaculate detached family home is located in the desirable Edwalton. Situated a short drive away from numerous amenities being a short drive away from West Bridgford's Central Avenue where there are restaurants, bars, delis and local shops. Not to mention being in the catchment area to well regarded schools, and excellent transport links to the surrounding villages and the City Centre. This property will be an excellent fit for a growing family.

Interior accommodation comprises of an entrance hall which lends itself to the main reception rooms, kitchen dining 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 along with rear aspect sliding door granting access to the rear garden. The kitchen dining room is spacious and has integrated appliances and breakfast island consisting of double eye level oven, induction hob and extractor fan with plenty of room to add further freestanding appliances. The kitchen also has a dining area situated within a nook providing views of the rear garden along with access to a separate utility room furthermore granting access to the side of the property. The ground floor boasts of an additional study being used as an office, snug area providing a relaxation space and a downstairs WC and storage space.

To the first floor there are four well proportioned double bedrooms. The main bedroom having the benefit of an ensuite shower room. The remaining bedrooms all have built in wardrobes and all share a four piece family suite bathroom consisting of a separate bath and shower along with wash basin and WC.

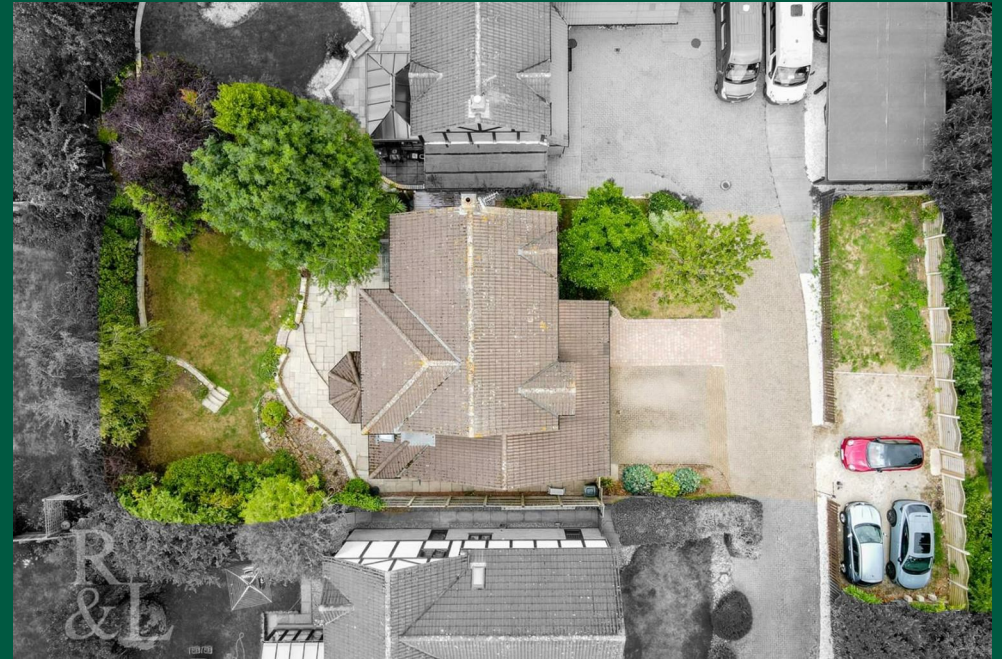




- ****GUIDE PRICE £650,000 - £675,000****
- ****NO CHAIN****
- Four Well Proportioned Bedrooms
- Built In Wardrobes and an Ensuite
- Ample Off Street Parking With Double Driveway And Garage
- Private Access To Edwalton Golf Course
- Open Plan Kitchen Dining Room With Breakfast Island
- Close By To Numerous Amenities
- EPC Rating - C
- Freehold - Council Tax Band - F



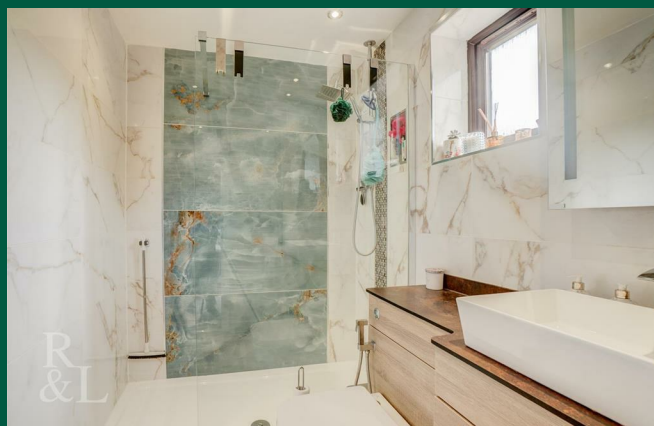








Facing the property there is ample off street parking via a double driveway leading up to a single integral garage. A separate fenced area provides further off street parking situated In front of the property which in turn has a private gate leading you on to Edwalton Golf Course. To the rear of the property there is a well presented landscaped garden with a patio area to start, leading up to lawn space which incorporates flower beds and mature shrubbery. The garden is enclosed by fenced and hedged borders.



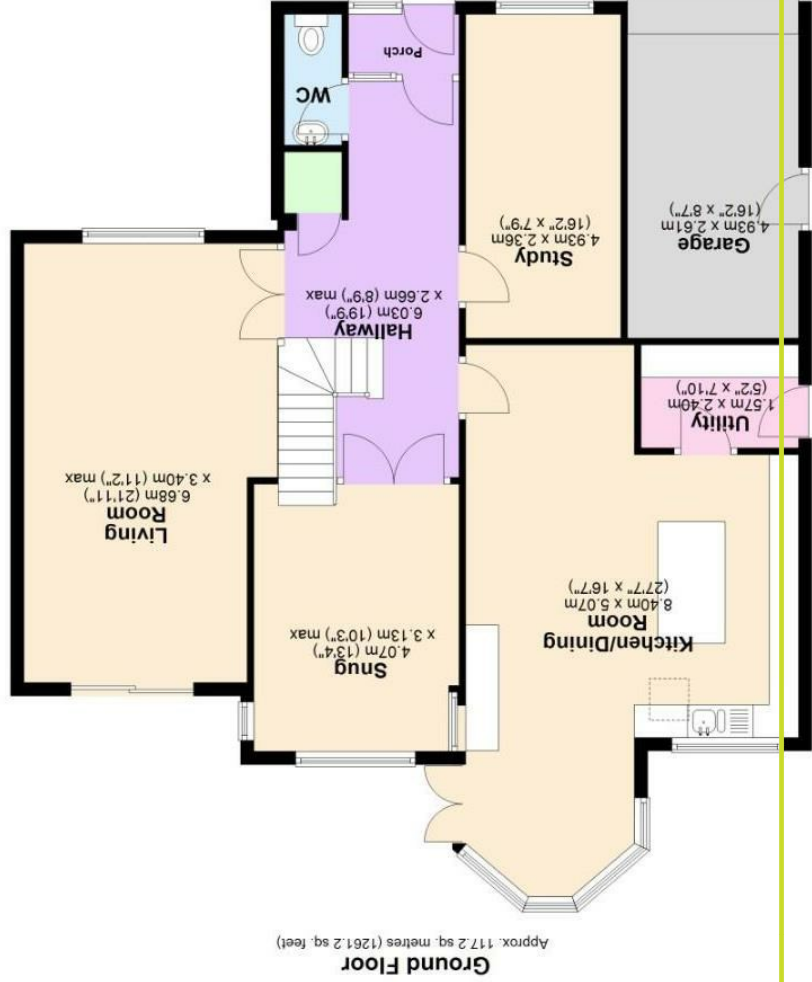
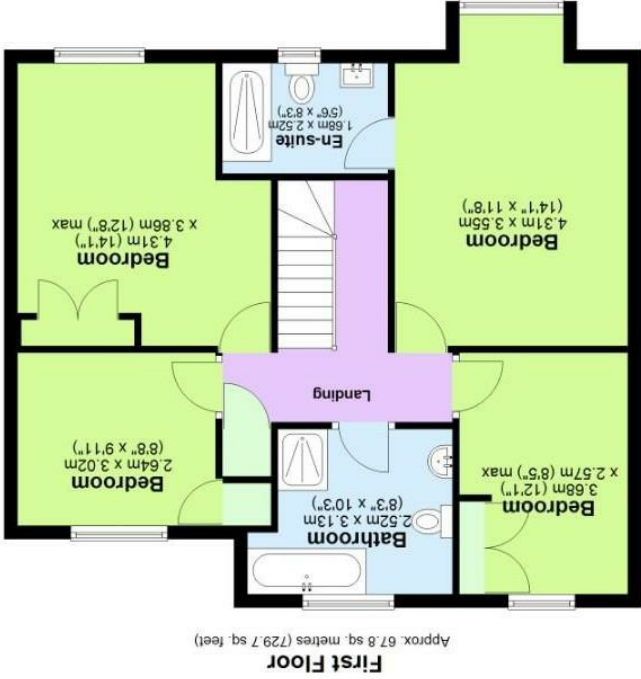
England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential	Current	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Energy Efficiency Rating		2002/91/EC	
Very environmentally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

EPC



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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Total area: approx. 185.0 sq. metres (1990.9 sq. feet)