



8 Rochford Court

Edwalton | NG12 4DH | Guide Price £499,950

ROYSTON
& LUND

- THREE BEDROOM DETACHED BUNGALOW
- NO CHAIN
- Conservatory Leading To The Front Door
- Close By To Numerous Amenities
- EPC Rating - D
- Ample Off Street Parking With Double Garage
- Built In Wardrobes And Ensuite
- Storage room Located To The Side Aspect Of The Property
- Excellent Transport Links
- Freehold - Council Tax Band - E





Royston and Lund are delighted to bring to the market this three bedroom detached bungalow located on Edwaltons desirable Rochford Court. Situated a stone's throw from Edwalton golf course (the rear garden backing onto the third green) also being in close proximity to numerous amenities being a short drive from West Bridgfords Central Avenue where there are local shops, pubs and restaurants. Not mention excellent transport links into the City Centre via a regular bus service. This property would be a great fit for a family or even someone wanting to downsize.

Interior accomodation comprises of an entrance L shaped hallway upon entry which leads you into the main reception rooms and bedrooms. The living room is a generous size with a large front aspect bay window flooding the room with natural light pieced together with a gas fireplace. The living room leads into a dining area through an archway which furthermore grants access to spacious conservatory perfect for those summer months in turn allowing you into the rear garden. The kitchen is ample in size and has integrated appliances such as an eye level oven, hob and extractor fan with room to add further freestanding appliances, off from the kitchen is a utility space which enables additional garden access. The main bedroom is a spacious double with bay window and benefits from built in wardrobes and an ensuite shower room. The second bedroom is also another double with built in wardrobes and sliding doors to the rear garden. The third bedroom an ample size single. All bedrooms share a further 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 private driveway leading to a double garage. To the rear of the property there is a block paved patio area to start allowing seating for the summer months. A low maintenance rear garden to follow with lush lawn and mature shrubbery which is enclosed by fencing



Total area: approx. 171.1 sq. metres (1841.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
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		
	66	76

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

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