

# SUPERIOR HOMES

## ROYSTON & LUND





# 9 Fowler Road

Edwalton | NG12 4JS

Guide Price £695,000

\*\*GUIDE PRICE £695,000 - £735,000\*\*

## NO CHAIN

This impressive five-bedroom detached home combines contemporary style with thoughtful design, offering spacious family living across two floors.

On entry, the lounge welcomes you with the comfort of underfloor heating, while a versatile playroom (equally suited as a home office) adds flexibility to the ground floor. From here, there is convenient access into the garage.

The main living room is a warm and inviting space, complete with an elegant electric fireplace framed by striking quartz tiling. French doors open directly onto the garden.

At the heart of the home is the extensively designed kitchen/diner. Sleek finish quartz worktops include a statement waterfall island, equipped with a gas hob, pop-up sockets with USB charging. Another worktop with dual sinks enhanced by ambient blue LED lighting line the wall with seamless navy blue cabinets that are throughout the kitchen/diner. Two large sky lanterns and expansive sliding patio doors fill the room with natural light, while spotlights and stylish vertical radiators add to the modern aesthetic and general colour scheme. Premium features include self-cleaning "slide and hide" Neff ovens, an integrated cooler, and a dishwasher. A connecting utility room and WC complete the ground floor.

Upstairs, the principal bedroom is a true retreat, boasting fitted sliding wardrobes and a luxurious en-suite with both a bath and separate shower. The en-suite is enhanced by anti-steam mirrors with multiple lighting settings, these same mirrors can be found throughout the home. A further front-facing bedroom also benefits from fitted wardrobes and a private en-suite. The remaining bedrooms are generously sized, with most including built-in storage, and are served by a stylish family bathroom. The bathrooms feature a unique blend of French and German tiling, creating a refined and elegant finish.







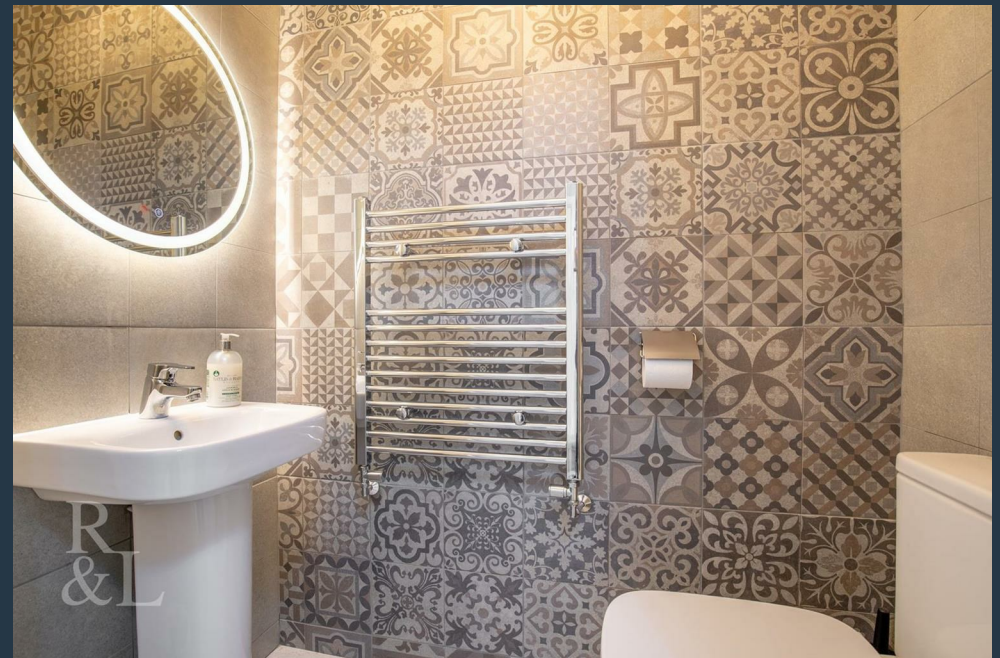
- GUIDE PRICE £695,000 - £735,000 - NO CHAIN
- Extensive Open-Plan Kitchen Diner
- Living Room with Electric Fireplace and Quartz Tiling
- Separate Lounge and Playroom
- Utility / Ground Floor WC
- Various Fitted Wardrobes Throughout
- Multiple En-suites
- Jacuzzi with Decking Area
- EPC Rating - B
- Council Tax Band - F







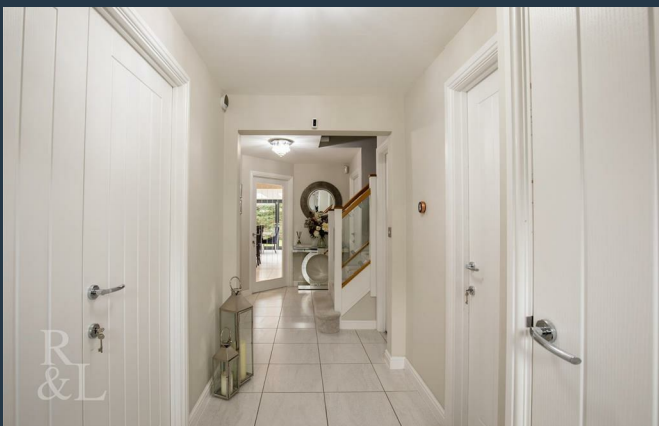










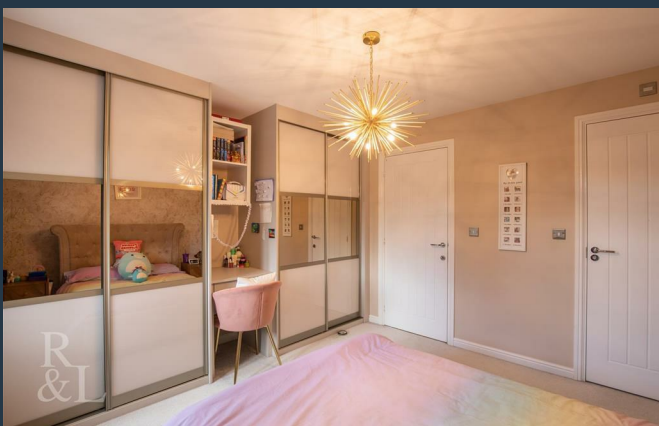


Practicality hasn't been overlooked: the loft is fully boarded, providing excellent storage, and the property is fitted with a smart Nest system and multiple solar panels for modern convenience and energy efficiency.

Externally, the rear garden offers both lawn and decking areas, featuring a jacuzzi and bordered by conifers for privacy. To the front, a driveway provides off-road parking for two vehicles.



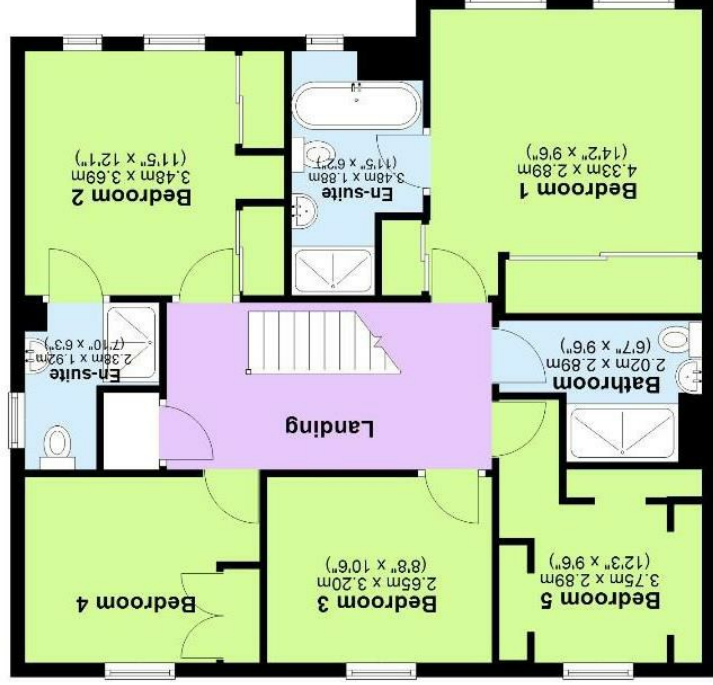
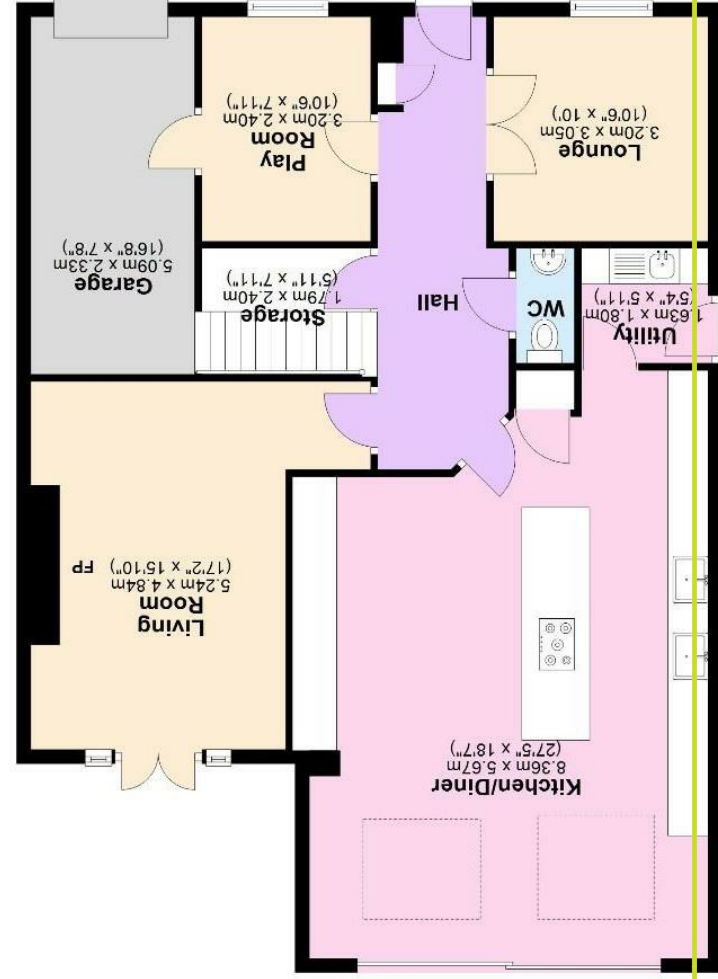
Fowler Road in Edwalton is in a quiet, well-regarded part of Nottingham. The area has good local amenities, including shops for day-to-day essentials, a post office, pharmacy, and cafés. Families benefit from nearby schools such as Edwalton Primary, along with local nurseries. There are green spaces close by, giving plenty of room for walks and outdoor activities.



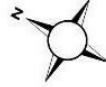
Travel is convenient too, with easy access to the A52 for driving and regular bus services into West Bridgford and Nottingham city centre. Overall, the location combines a peaceful neighbourhood feel with all the key amenities within easy reach.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Total area: approx. 204.3 sq. metres (2199.5 sq. feet)



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