

SUPERIOR HOMES

ROYSTON
& LUND



55 Hallfields

Edwalton | NG12 4AA

Guide Price £675,000 - £700,000

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A detached family home situated at the top of a cul de sac, enjoying privacy in the south facing and easily maintained cottage garden.

A short walk gives access to a range of excellent local shops, which include, Post Office, Convenience Store and Pharmacy.

Regular busses take you to the centre of West Bridgford and Nottingham via Trent Bridge and all the main sporting facilities.

Highly regarded schools, both Infants and Juniors are a short walk away, including a nursery school.

The local Secondary School was recently rated by OFSTED as 'Outstanding' and easily reached on foot or by car.

The A52 ring road can be accessed by car, just a few minutes drive away.

In brief, the interior accommodation comprises an entrance hall leading into the main reception room, kitchen/dining room, snug, downstairs WC, and a staircase to the first floor. The living room is generously sized and benefits from a large window to the front elevation, flooding the room with natural light, as well as boasting sliding doors that lead to the rear garden. The kitchen/dining room features high-quality base and wall units housing integrated appliances, including an oven, hob, and extractor fan, along with a built-in dishwasher and fridge. It opens into a spacious dining area with more than enough room for family and friends. Leading off the dining room is a useful utility room with space for additional white goods, providing access to the side of the property via a back door.

Furthermore, the ground floor includes a lovely snug with a large bay window overlooking the cottage garden, an ample storage cupboard, and a ground floor WC/cloakroom.



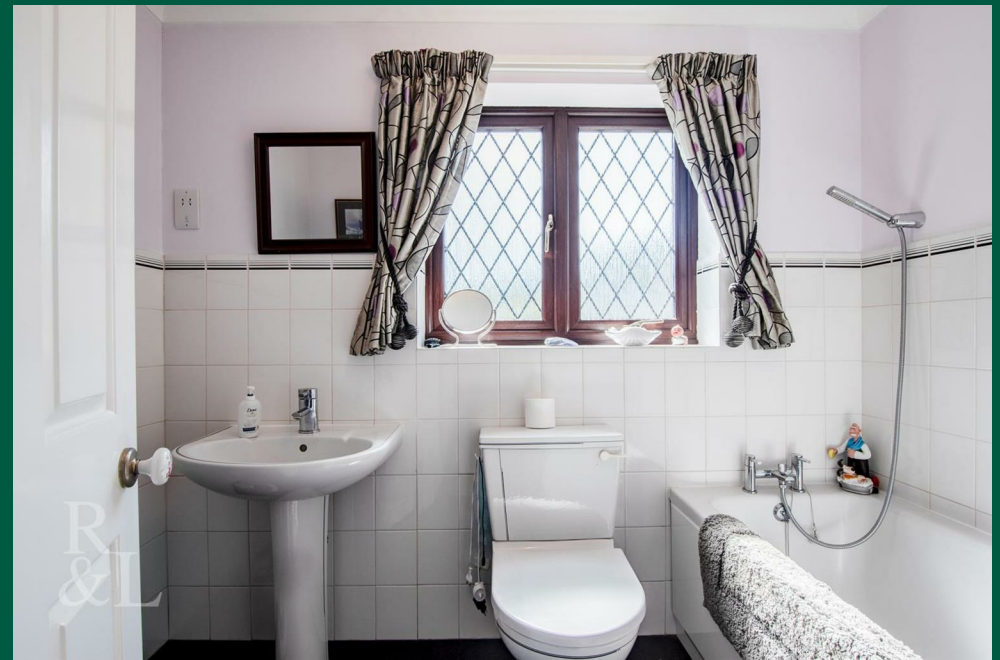


- Immaculately Presented Four Bedroom Detached Family Residence
- Ample Off Street Parking For Several Vehicles Via A Double Driveway And Garage
- Ground Floor WC And Cloakroom
- Living Room And Separate Snug
- Open Plan Kitchen And Dining Room With Separate Utility Room
- Ensuite Shower Room And Family Bathroom
- Close By To Numerous Amenities And In The Catchment Area For Well Regarded Schools
- Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax Band - F





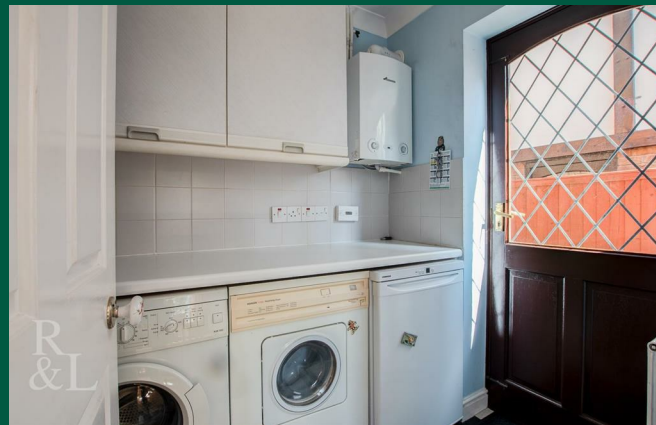
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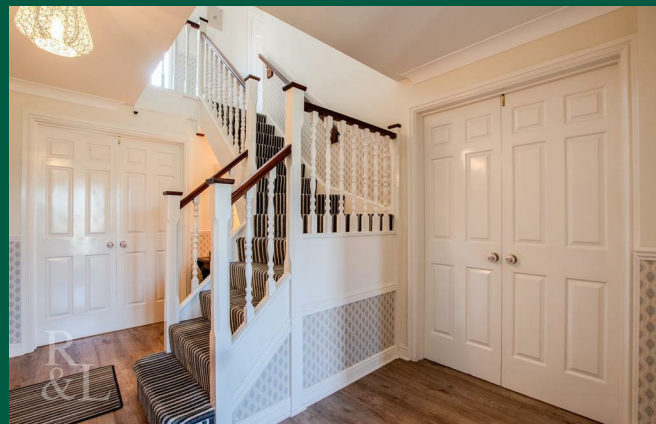




To the first floor, there are four well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes and access to its own en-suite shower room, comprising a shower, wash basin, WC, and bidet. All bedrooms are also served by a further three-piece family bathroom, featuring a bath with a shower overhead, along with a wash basin and WC.



To the front of the property, there is spacious off-street parking, with a double driveway to the left-hand side leading to an integral double garage, and a lawned garden to the right-hand side.



To the rear of the property, there is a beautifully maintained seasonal cottage garden, with a recently laid patio to the foreground, complemented by seasonal flowers and blooming shrubbery. Gravelled pathways create neatly presented flower beds to the rear, along with established trees and fenced boundaries, ensuring a good degree of privacy.

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 or representations 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.

Total area: approx. 168.2 sq. metres (1810.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
70	80
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Current	Potential
G	G
England & Wales EU Directive 2002/91/EC Not environmentally friendly - higher CO ₂ emissions	

EPC

