



25 Acacia Way

Edwalton | NG12 4DA | Guide Price £625,000 - £700,000

ROYSTON  
& LUND



- GUIDE PRICE £625,000 - £650,000
- Open Plan Living
- Separate Utility Room
- Garage, Driveway & Off Street Parking
- EPC Rating - B
- Four Well Proportioned Double Bedrooms
- Integrated Kitchen Appliances
- Downstairs WC
- Built In Wardrobes And Ensuite
- Freehold Council Tax Band - F





A FOUR DOUBLE bedroom detached family home with STUNNING REAR EXTENSION creating a wonderful open plan FAMILY SPACE for entertaining. Located in the highly sought area of Edwalton - situated next to the park, this 6 year old house with over 1850ft of living space would make an ideal home for a growing family.

Ground floor accommodation comprises of a generous size hallway which leads you into the reception rooms and stairs to the left aspect leading to the first floor. The living room is a generous space with a large front aspect bay window flooding the room with natural light. Just off from the living room there is an extended sun room which has rear and side aspect doors that lead you to the rear garden and detached garage, this space wraps round into a kitchen family dining room giving the ground floor an open plan feel. The kitchen has integrated units and appliances such as an oven, hob and extractor fan, as well as a dishwasher and fridge freezer. The kitchen lends itself to a separate utility area which has a built in washing machine and tumble dryer for added convenience. The ground floor boasts a further reception room that is currently being used as office space, along with a downstairs WC and under stair storage.

To the first floor there are 4 well proportioned double bedrooms. The main bedroom having the benefit of built in wardrobes and access to an ensuite shower room. All bedrooms have use of a separate four piece family bathroom comprising of a separate bath and shower along with wash basin and WC.

The property has a double tandem driveway leading to a large single garage. The neatly kept rear garden is very secluded with large patio space and lawn area.





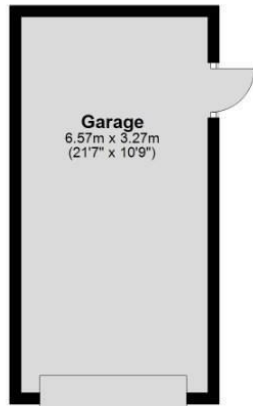


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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		

### Ground Floor

Approx. 104.0 sq. metres (1119.6 sq. feet)



### First Floor

Approx. 68.6 sq. metres (738.4 sq. feet)



Total area: approx. 172.6 sq. metres (1858.0 sq. feet)

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.

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