



2 Village Close

Edwalton | NG12 4AD | Guide Price £425,000 - £435,000

ROYSTON  
& LUND

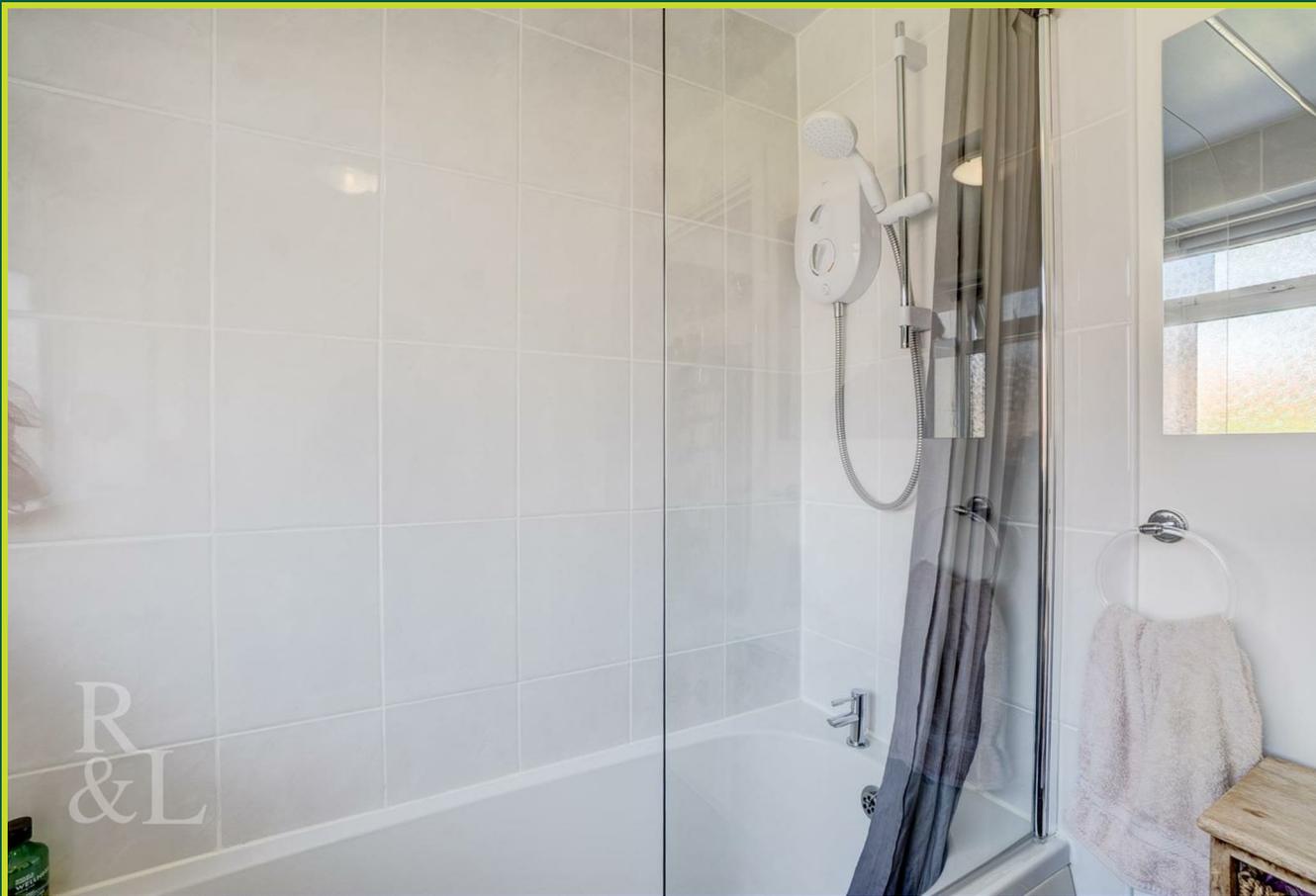
- Three Bedroom Immaculately Presented Family Home
- Whole New Roof Installed In 2025
- Modern Tiled Three Piece Bathroom
- Close By To Numerous Amenities
- EPC Rating - TBC
- Ample Off Street Parking For Several Vehicles
- Knocked through Kitchen Creating An Open Plan Kitchen/Dining Room
- Immaculately Presented And Finished To A High Standard
- Excellent Transport Links And Situated In The Catchment Area For Well Regarded Local Schools
- Freehold - Council Tax Band - D





**\*\*GUIDE PRICE £425,000 - £435,000\*\***

A well appointed and immaculately presented three bedroom property located in Edwalton. Situated close by to numerous amenities such local shops, cafes, pubs and restaurants being a short drive from Central Avenue. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre and the surrounding villages. This property would be a great fit for a growing family.



Ground floor accomodation comprises an entrance hall that leads into the main reception room, kitchen dining room and stairs to the first floor. The living room is a generous size and boasts a large bay window to the front elevation, pieced together with a gas fireplace. Off from the living room through French doors you come into the spacious open plan kitchen dining room which showcases high quality base and wall units with breakfast bar that house integrated appliances such as an oven, hob and extractor fan along with built in under counter fridge with more than enough room to add further freestanding appliances and cupboard space to hold a washer dryer. The dining area has ample room for family and friends and features further wide French doors granting access to the rear garden.

To the first floor there are three well proportioned bedrooms. The master bedroom and bedroom two are both doubles and bedroom three is a over stair spacious single. All three bedrooms share a modern tiled three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.



### EPC

#### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales EU Directive 2002/91/EC

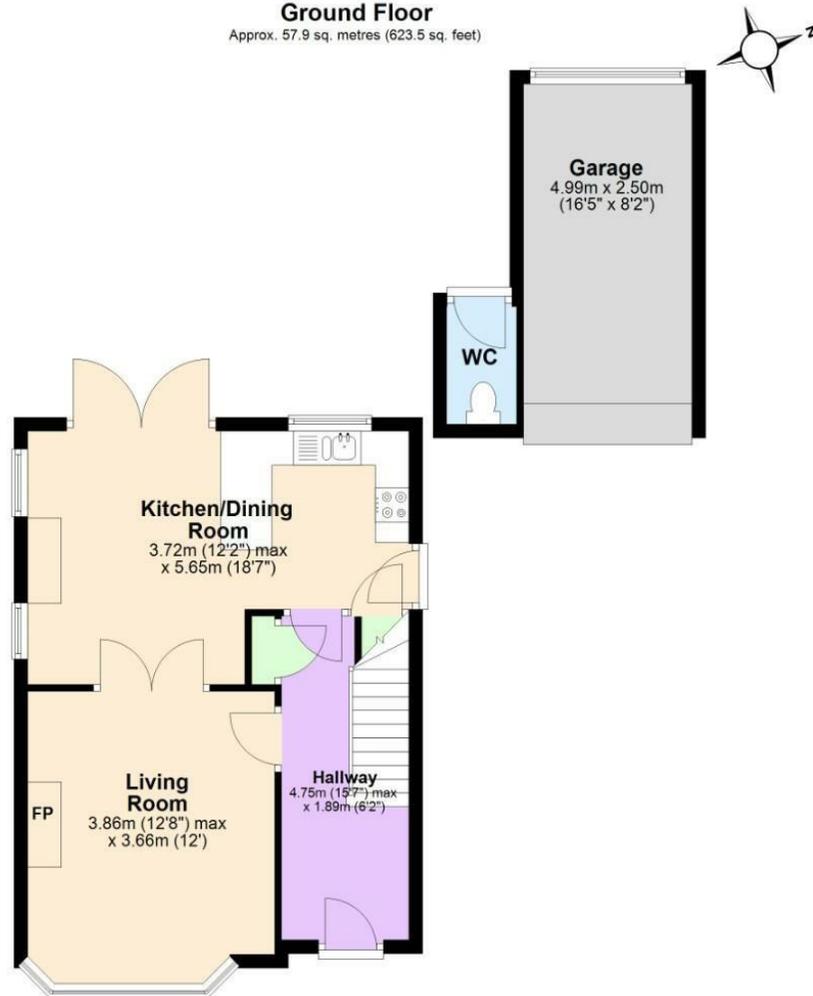
#### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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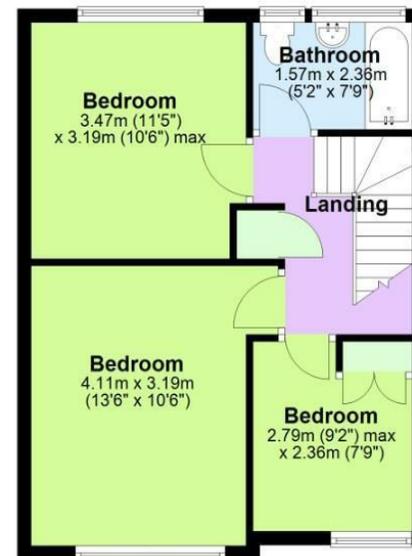
### Ground Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 100.8 sq. metres (1085.2 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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