

# SUPERIOR HOMES

# ROYSTON & LUND



# 15 Blackbird Crescent

Edwalton | NG12 4JN

Guide Price £710,000 - £715,000

**\*\*GUIDE PRICE £710,000 - £715,000\*\***

A well appointed immaculately presented four bedroom property located on the desirable Blackbird Crescent in Edwalton. Situated close by to numerous amenities being a short drive from Edwalton shops and West Bridgford's Central Avenue where there are bars, restaurants and independent cafes. Not to mention being in the catchment area for well regarded schools and having excellent transport links via the A52. This property would be a great fit for a growing family.

Ground floor accommodation comprises of an entrance hall that leads you into the main reception rooms, downstairs WC and stairs to the first floor. The living room is a generous size with a large front aspect window flooding the room with natural light, to the rear there are French doors leading into the kitchen. The Kitchen family room is a great size creating an open plan feel with the adjoined dining area which has full width bifold doors granting access to the rear garden. The kitchen area itself has many high quality fixtures and fittings along with top of the range integrated appliances such as a double oven, five ring hob with extractor fan and splashback along with built in fridge and freezer and dishwasher. Off from the kitchen is a convenient utility area with sink and sockets for freestanding washing machine. The ground floor further boasts of a separate dining room which is currently being used as a home gym, and a downstairs WC.

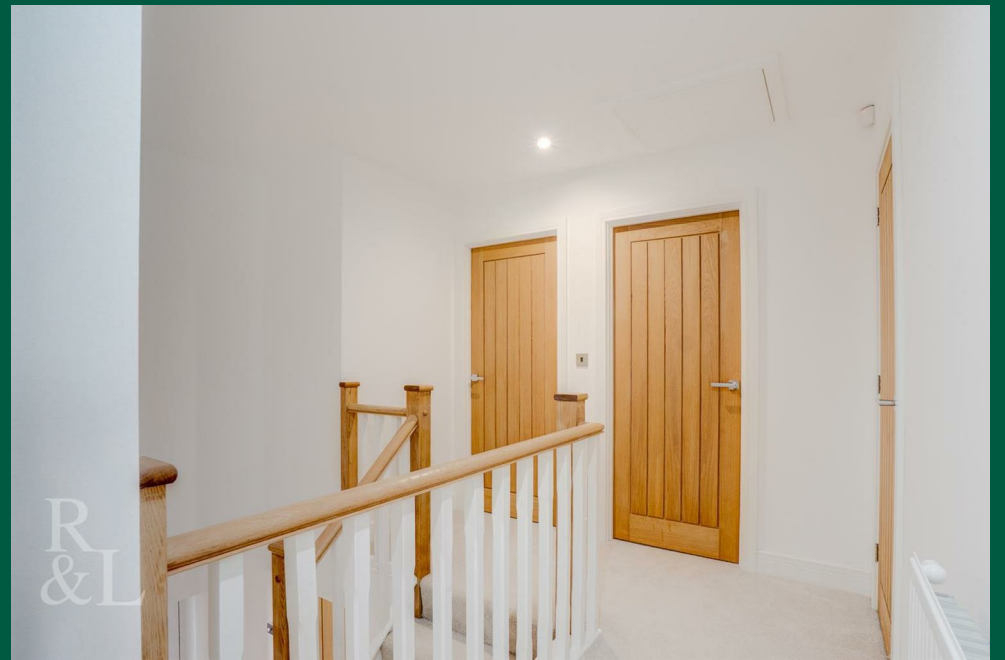
To the first floor there are four well proportioned double bedrooms. The main bedroom and bedroom two have built in wardrobes and both further benefit from ensuite shower rooms. All bedrooms have access to a separate three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.



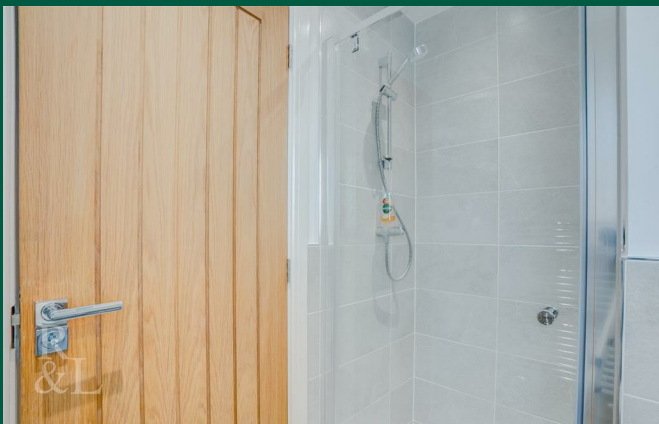


- **\*\*GUIDE PRICE £710,000 - £715,000\*\***
- Four Bedroom Detached Family Home
- Ample Off Street Parking Via a Driveway And Double Electric Roller Door Garage
- Open Plan Kitchen Family Room With High Quality Fixtures And Fittings
- Triple Skylights And Full Width Bifold Doors
- Built In Wardrobes And Ensuite Shower Rooms Along With Family Bathroom
- Downstairs WC And Separate Utility Room
- Close By To Numerous Amenities And Excellent Transport Links
- EV Charging Unit
- Freehold - Council Tax Band - F / EPC Rating - B







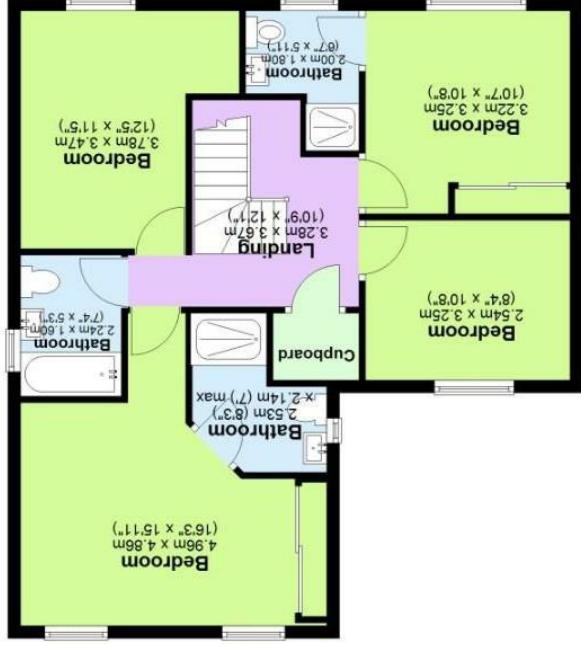
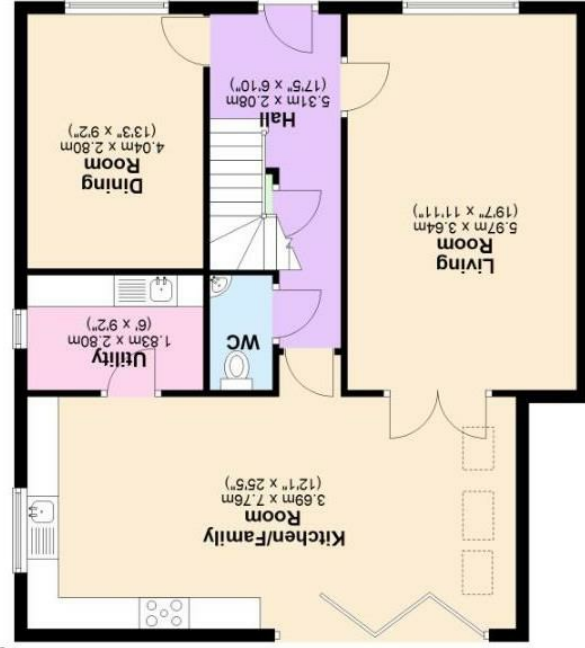


Facing the property there is ample off street parking via driveway that leads you to the upto a spacious double garage with electric roller door creating off street parking for several cars and to the side of the property there is an EV charger.

To the rear of the property there is an immaculately kept garden with patio area to start off from the bifold doors. A lush lawn which wraps around to the left aspect of the property which is aligned with flower beds and remote controlled exterior lighting and enclosed by fenced borders.

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.

Total area: approx. 179.9 sq. metres (1936.3 sq. feet)



Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Current	Potential
85	94

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

EPC

