

# SUPERIOR HOMES

## ROYSTON & LUND



# 30 Hallfields

Edwalton | NG12 4AA

Offers Over £725,000

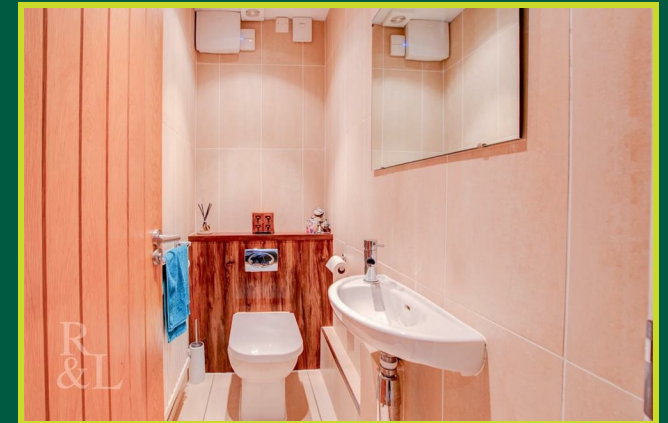
EXTENDED TO REAR this FIVE bedroom detached house offers generous and versatile accommodation with FOUR RECEPTION ROOMS and a LARGE KITCHEN DINER. The property also benefits from ample off street parking with a double driveway large enough for several vehicles and a double garage.

Entering into the property we come into a hallway which leads off into a Living room, office, kitchen diner area, snug and downstairs WC. The living room is a generous size with fronted bay window letting in lots of natural light, furthermore having a the convenience of a gas fireplace. The office is also an ample size with views of the rear garden. The kitchen diner is a spacious size, consisting of feature island in the middle, integrated appliances such a oven, hob and extractor fan, whilst also having access to the double garage. Leading off from the kitchen is an extended lounge area with built in sky lights and access to the rear garden via French opening doors.

To the first floor we have five double bedrooms one of the bedrooms having the convenience of integrated wardrobes and the main bedroom benefitting from an ensuite and walk in wardrobe. The further four bedrooms all have access to a four piece suite bathroom.

To the rear of the property we have a patioed seating area followed by a lawned space surrounded by fenced borders.





- Detached Family home
- Five Bedrooms
- Off-street Parking and Double Garage
- Downstairs WC
- Kitchen Diner with Integrated Appliances
- Extended Lounge Area
- Outdoor Seating Area
- Amenities Close By and Excellent Transport Links To The City Center
- Freehold Council Tax - G
- EPC Rating - D







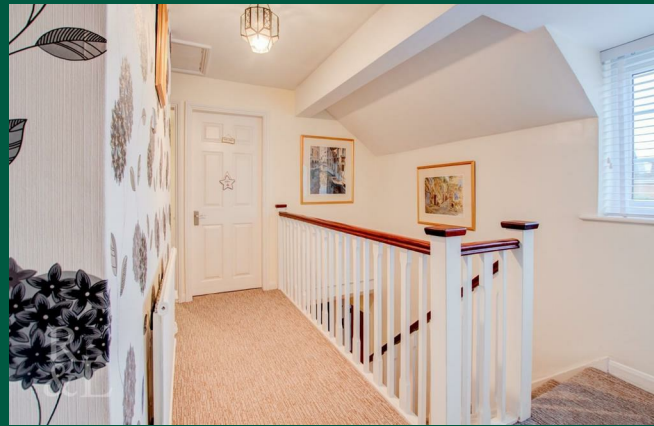




Edwalton is a much sought after location and is conveniently located to provide easy access into West Bridgford Town Centre and also lies within the catchment area for the good local primary and secondary schooling.

West Bridgford Town Centre can be found close by, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket.

Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles



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.

England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
Energy Efficiency Rating		
EU Directive 2002/91/EC		
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Environmental Impact (CO <sub>2</sub> ) Rating		
EU Directive 2002/91/EC		
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EPC

