

SUPERIOR HOMES

ROYSTON & LUND



25 Oughton Close

Edwalton | NG12 4JQ

Offers Over £550,000

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Royston and Lund are delighted to bring to the market this four double bedroom detached family home set in the ever desirable Edwalton. This property in particular is situated down a private road shared with five other residences giving a more private feel as you are not overlooked. Benefitting from being close by to numerous amenities such as local shops, bars and restaurants being a short drive from West Bridgford's Central Avenue. Not to mention being in the catchment area for well regarded schools and having excellent transport links to the surrounding villages and into the City Centre. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises an entrance hall to start which leads into the main reception room, kitchen diner, downstairs WC and staircase to the first floor. The living room is a generous size which benefits from a large window to the front elevation flooding the room with natural light. Off from the living room through an opening is the formal dining room which has more than enough room to accommodate family and friends and displays French doors leading to the rear garden. The kitchen diner is ample in size and benefits from high quality base and wall units which house top of the range appliances such as an eye level oven and grill, hob and extractor fan, Integral fridge and freezer along with a built in dishwasher and washer dryer. The kitchen further grants access to the rear garden through additional French doors.

To the first floor there are four well proportioned double bedrooms. The master bedroom and bedroom two both benefit from built in wardrobes or coving space for freestanding storage, furthermore displaying ensuite shower rooms. The remaining bedrooms three and four are also doubles with four demonstrating built in wardrobe space. All bedrooms have access to a three piece family bathroom consisting of a bath with shower overhead along with a wash basin and WC





- Four Bedroom Detached Family Residence
- Finished To An Immaculate Standard Throughout
- Ample Off Street Parking Via Spacious Driveway And Integral Garage
- High Quality Fixtures And Fittings With Top Of The Range Integrated Appliances
- Living Room And Separate Dining Room
- Ground Floor WC
- Two Ensuite Shower Rooms And A Three Piece Family Bathroom
- Quiet Private Location
- Close By To Numerous Amenities And In The Catchment Area For Well Regarded Schools
- EPC Rating - B /// Freehold - Council Tax Band - F







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&L



Facing the property there is off street parking via a double driveway and single garage along with a garden area to the front and side following the brick wall. To the rear of the property there is a short patio area off both French doors to the dining room and kitchen which lead onto a lush low maintenance lawn space which is enclosed with fenced borders.

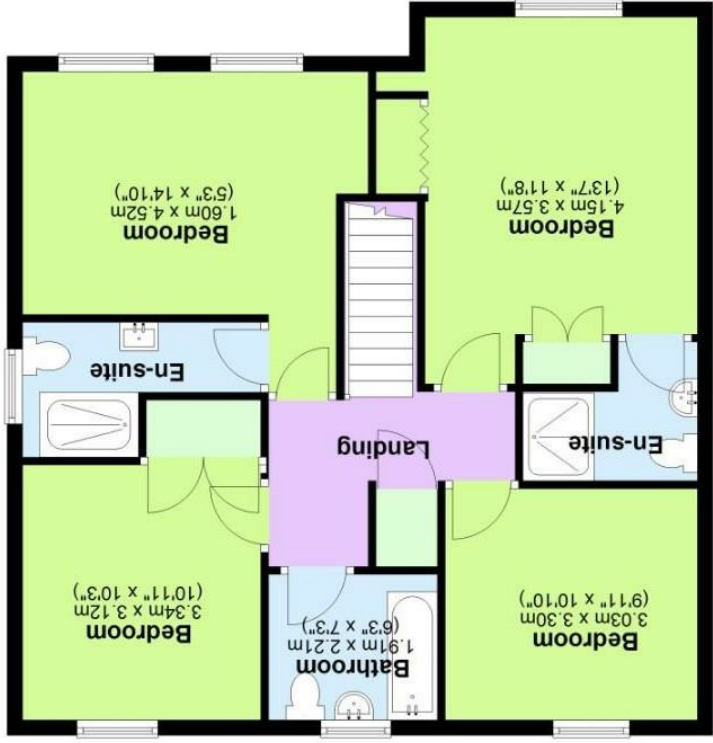


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | (92 plus) A |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current | 85 |
| Potential | 93 |

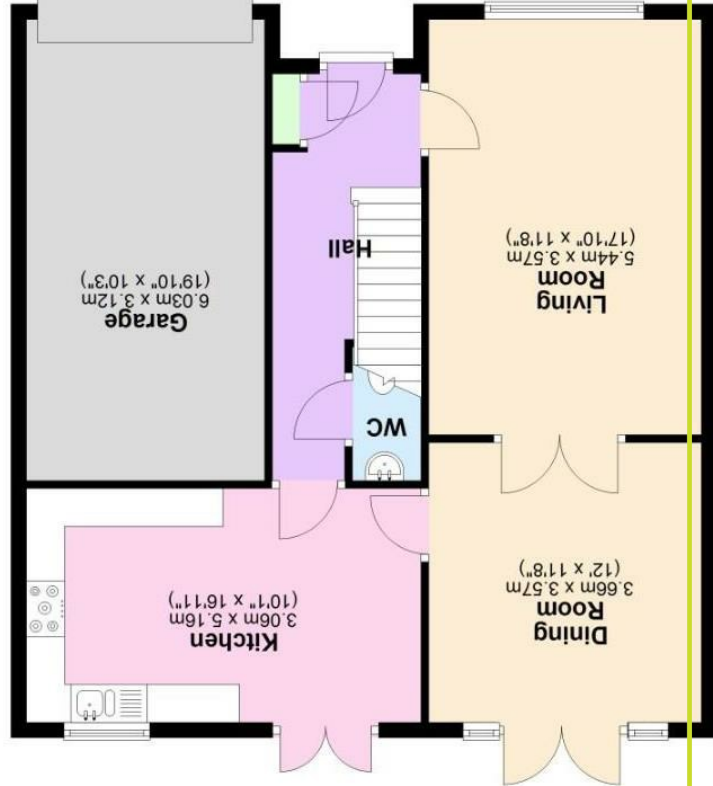
| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A |
| (81-91) B | |
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| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| Current | |
| Potential | |

EPC



Approx. 77.5 sq. metres (833.9 sq. feet)

First Floor



Approx. 79.7 sq. metres (857.8 sq. feet)

Ground Floor

Total area: approx. 157.2 sq. metres (1691.7 sq. feet)