Superior Homes

Royston & Lund



14 Lavinia Crescent

Edwalton | NG12 4JH

£550,000

BEAUTIFULLY PRESENTED

Royston and Lund are delighted to bring to the market this stunning four-bedroom, four-bathroom detached family home located in the ever-desirable area of Edwalton. Situated close to numerous amenities and just a short drive from West Bridgford's Central Avenue, where there is an excellent selection of local shops, restaurants and bars, the property also falls within the catchment area for well-regarded schools and benefits from excellent transport links into Nottingham City Centre. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises a spacious entrance hall leading to the main reception room, downstairs WC and the open-plan kitchen/dining room to the rear. The living room is a generous size and benefits from a large bay window to the front elevation, flooding the room with natural light. The kitchen/dining room boasts stunning, high-quality base and wall units that house integrated appliances including an induction hob with extractor hood, eye-level double oven, built-in fridge and freezer, and a convenient integrated dishwasher. The adjoining dining area offers more than enough space for family and friends while granting access to the rear garden through French doors, as well as access to the utility room, which in turn leads to the integral garage. The ground floor is completed by a downstairs WC and a useful understairs cloak cupboard.

To the first floor there are four well-proportioned double bedrooms. The principal bedroom and bedroom two both benefit from built-in wardrobes and modern en-suite shower rooms. The remaining bedrooms are served by a stylish four-piece family bathroom.











- Stunning Four Bedroom Family Home
- Exquisite Timeless Interior
- Immaculately Presented Throughout
- Ground Floor WC
- Open Plan Kitchen Dining Room
- Two Ensuite Plus Family Bathroom
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - B
- Freehold - Council Tax Band - F






Wine
Not?



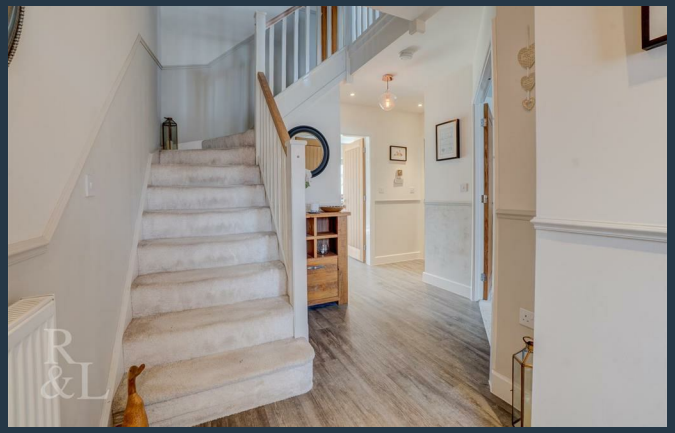



ROME
FLORENCE









To the front of the property there is ample off-street parking via a double driveway leading to the single integral garage. To the rear is a beautifully presented garden featuring a patio, lush lawn and established trees, along with an attractive decked seating area at the rear of the garden, providing the perfect space for summer entertaining and or al fresco dining.



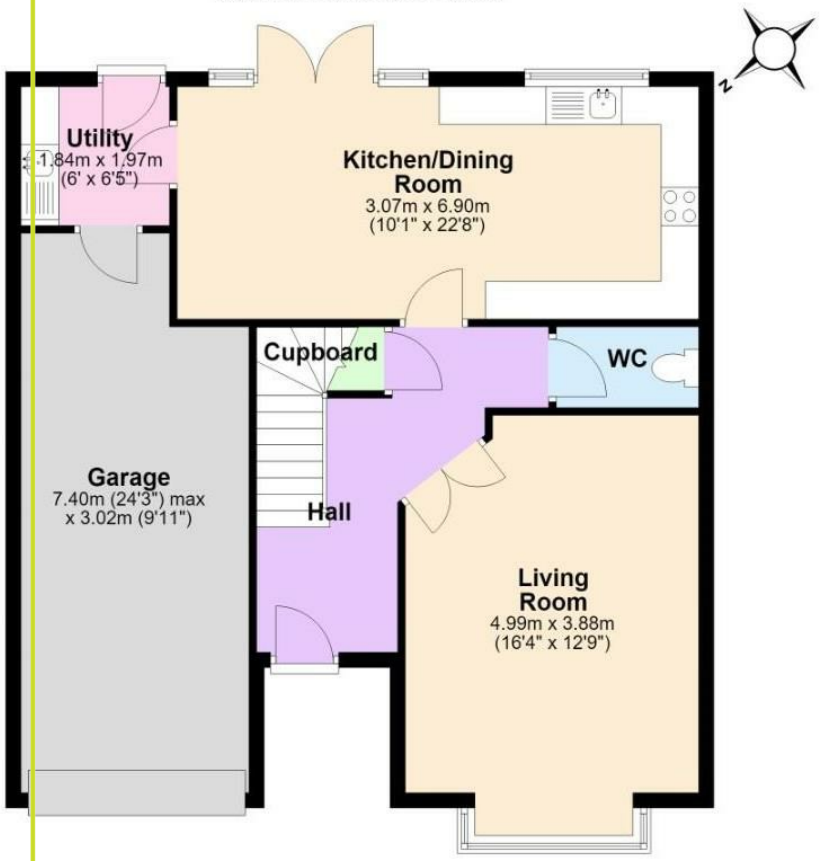






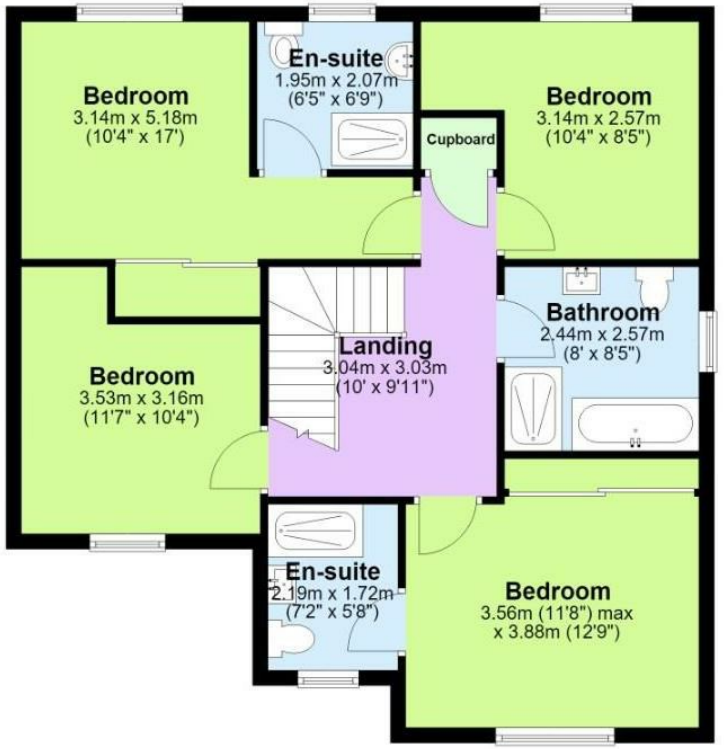
Ground Floor

Approx. 80.4 sq. metres (865.5 sq. feet)



First Floor

Approx. 73.9 sq. metres (795.6 sq. feet)



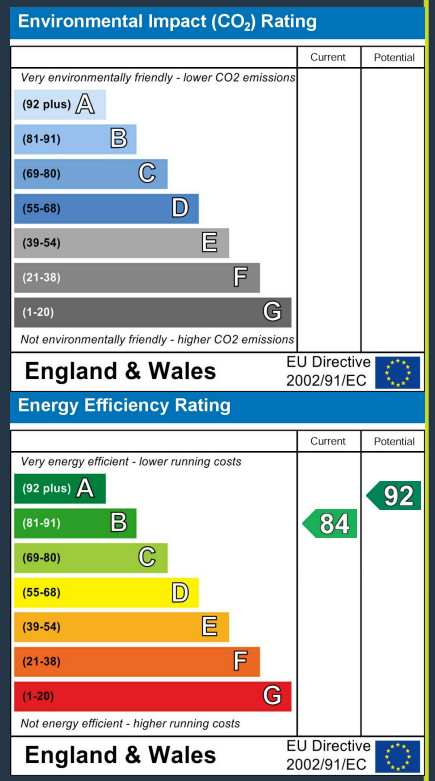
Total area: approx. 154.3 sq. metres (1661.1 sq. feet)

The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC



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Tel: 0115 981 1888

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