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73 Melton Gardens

Edwalton | NG12 4BJ | Asking Price £485,000

ROYSTON
& LUND

- Asking Price £485,000
- Open Plan Living/Dining Room
- Principle Bedroom with En-Suite
- Close to Numerous Amenities
- EPC: C
- Four Bedroom Detached Family Home
- Spacious Kitchen/Breakfast Bar
- Driveway Multiple Vehicles
- Council Tax: E
- Freehold





*** Asking Price: £485,000 ***

Situated in the highly regarded area of Edwalton, this spacious four-bedroom detached family home offers versatile accommodation, two reception rooms, two bathrooms and a generous rear garden. With a driveway providing off-road parking, the property is ideally suited to growing families seeking a well-connected and desirable location.

An inner porch opens into a welcoming entrance hall with stairs rising to the first floor. The generously proportioned living room is filled with natural light from a large front-facing window and flows into the adjoining dining room, where patio doors provide direct access to the rear garden. This creates a sociable and flexible space for relaxing, family meals and entertaining.

The fitted kitchen and breakfast room provides an extensive range of units, ample worktop space and room for informal dining, together with convenient external access. A further reception room offers excellent versatility and could be arranged as a family room, home office, playroom or snug. A ground-floor WC completes the accommodation on this level.

Upstairs are four well-proportioned bedrooms. The impressive principal bedroom benefits from built-in wardrobes and a private en-suite shower room, while the three remaining bedrooms are served by the family bathroom.

Outside, the enclosed rear garden is predominantly laid to lawn and features a paved patio area, established planting and a useful garden shed. To the front, a lawned garden and private driveway provide an attractive approach and convenient off-road parking.

For more information: https://reports.sprift.com/property-report/?access_report_id=5714149

Freehold





EPC

Energy Efficiency Rating

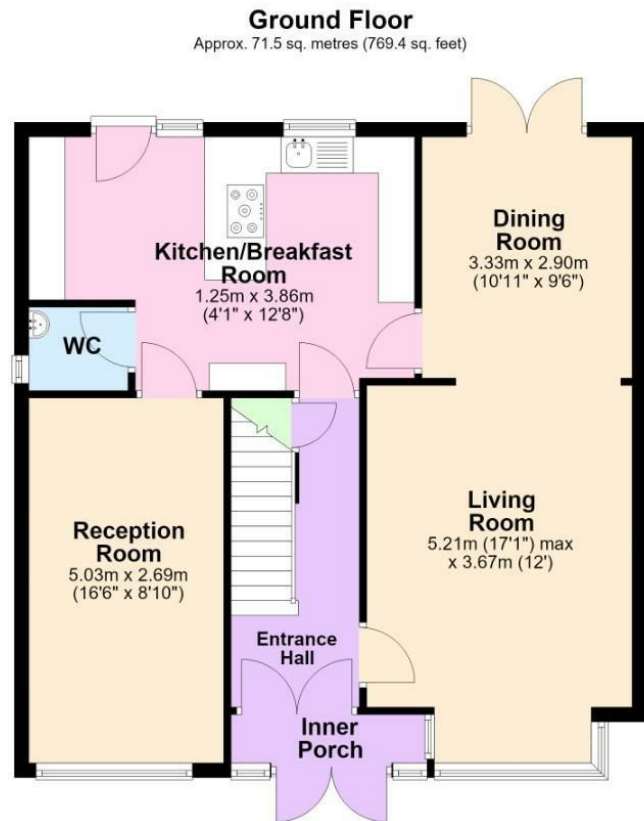
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC



Total area: approx. 130.2 sq. metres (1401.4 sq. feet)

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