

# SUPERIOR HOMES

# ROYSTON & LUND



# 20 Wellingtonia Crescent

Edwalton | NG12 4GU

Guide Price £735,000

With FIVE bedrooms and THREE reception rooms along with off-street parking and a DOUBLE garage. Royston and Lund are proud to bring to the market this detached family house in Edwalton. The property offers generous and versatile accommodation over three storeys and is immaculately well presented throughout.

Entering into the hallway that benefits from a downstairs WC, we have access into the lounge, kitchen, dining room and stairs to the first floor. The lounge benefits from a bay window to the front and French doors to the rear aspect that open up onto the patio.

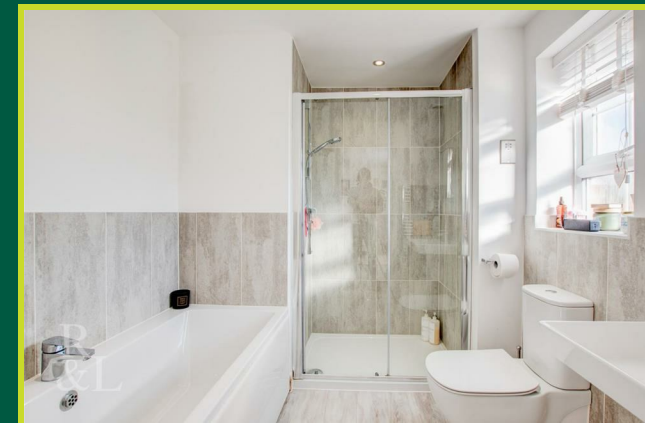
The kitchen benefits from a range of fully integrated appliances including an eye level double oven, induction ring hob, extractor fan, fridge/freezer. The kitchen area opens up into a further dining/family area with a bay window on the side aspect and a further bay to the opposite side with French doors back into the rear garden. The Kitchen area also benefitting from a separate utility room for added convenience.

To the first floor there are four well proportioned double bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. The main bedroom on the left hand side includes built in wardrobes and an ensuite shower room. There is also generous sized storage space on the first floor landing for added benefit.

To the second floor we have a ample sized landing with seating area which leads off into a generous sized double bedroom with integrated wardrobes and also a ensuite shower room, The second floor also boasts of a separate dressing room with built in wardrobes.

To the rear of the property we have a patioed seating area perfect for the summer months, you also have a stepped up lawn aligned with fenced borders.



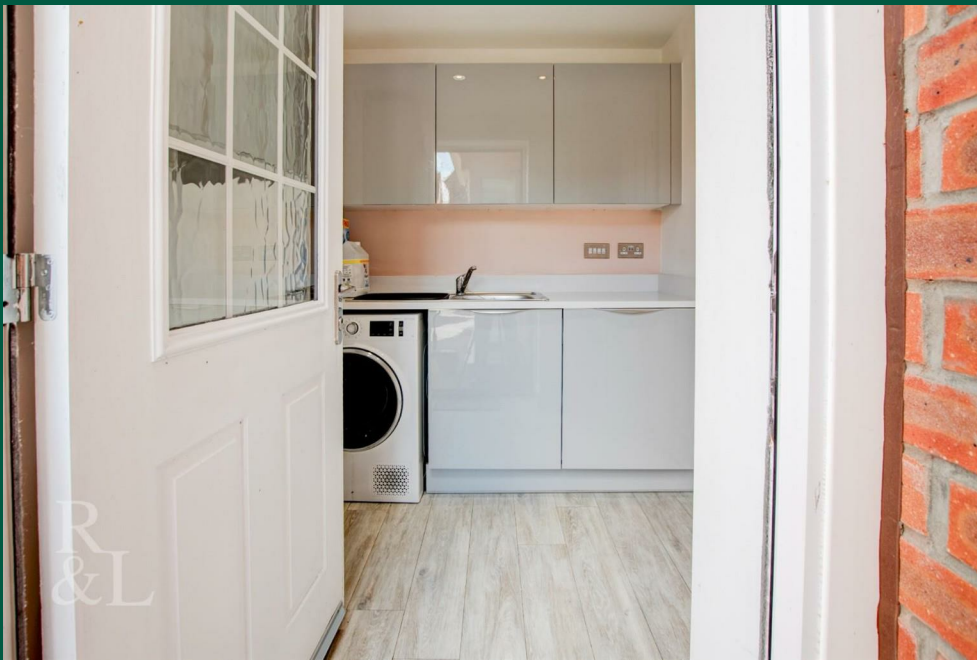


- Guide price £735,000
- Five Bedroom Detached House
- Three Storeys
- Double Garage and Generous Sized Driveway
- Kitchen Diner With Integrated Appliances
- Great Links Into West Bridgeford and City Centre
- Numerous Amenities Nearby
- Ideal Family Home
- Freehold - Council Tax Band - G
- EPC Rating - B





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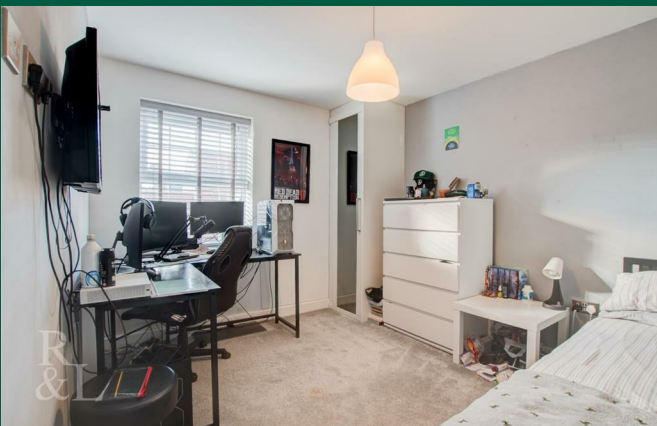
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Edwalton Chase is a popular modern development located in Edwalton, The development was built between 2018 - 2022 and has become a much sought after location and is conveniently located to provide easy access into West Bridgford Town Centre and also 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
86	91		

## EPC



Main area: Approx. 222.3 sq. metres (2393.0 sq. feet)  
Plus garage, approx. 27.9 sq. metres (300.8 sq. feet)  
Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

