

SUPERIOR HOMES

ROYSTON & LUND



12 Mountain Ash

Edwalton | NG12 4GS

Guide Price **GUIDE PRICE £400,000 -

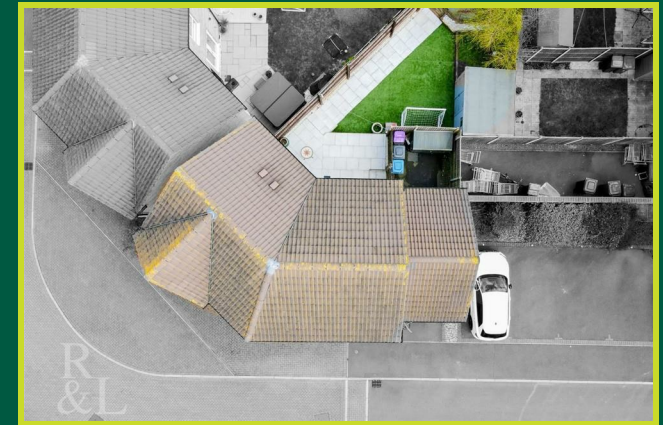
GUIDE PRICE £375,000 - £400,000

Royston and Lund are delighted to bring to the market this three bedroom corner plot detached property located in the ever desirable Edwalton. Situated close by to numerous amenities such as local shops, not to mention being a short drive from central West Bridgford where there are bars and restaurants as well as cafes and independent stores. Edwalton is in the catchment area for well regarded schools and has excellent transport links to the surrounding villages and into the City Centre. This property would be an excellent fit for growing family.

Ground floor accomodation comprises of an entrance hall that leads into the main reception room, kitchen dining room, a downstairs WC and staircase to the first floor. The living room is a generous size with dual aspect front window and French doors leading to the rear garden flooding the room with natural light. Off from the living room is the kitchen dining room which showcases high quality base and wall units that house top of the range integrated appliances from an eye level oven, hob and extractor fan along with a dishwasher, washing machine and built in fridge and freezer. The adjoined dining area boasts more than enough space for family meals whilst granting further access to the rear garden through French doors.

To the first floor there are three well proportioned double bedrooms. The master bedroom benefits from built in sliding wardrobes and a modern ensuite shower room featuring a walk in shower along with a wash basin and WC. The remaining two bedrooms are further doubles and all bedrooms share three piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.





- GUIDE PRICE - £375,000 - £400,000
- Three Bedroom Detached Corner Plot Family Home
- Open Plan Kitchen Dining Room
- Unique Layout Offering Generous Space
- Built In Wardrobes And Ensuite Shower Room To The Master Bedroom
- Ample Off Street Parking With Carport
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- EPC Rating - B
- Freehold - Council Tax Band - D



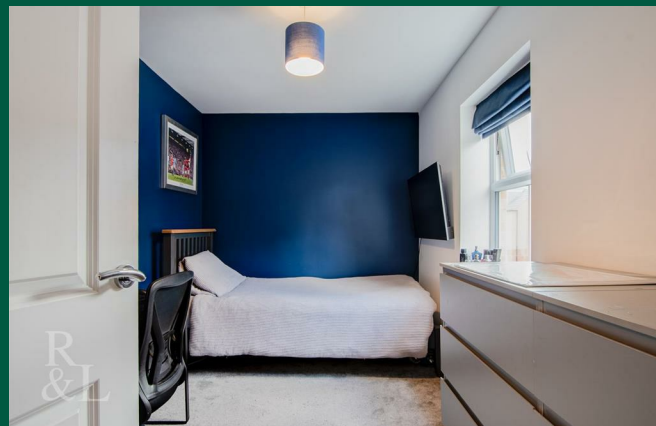








Facing the property there is ample off street parking with a covered bricked carport. To the rear there is a patio area to start off of both French doors to the kitchen diner and living room which creates a perfect space for summer seating. The patio steps down onto a well maintained lawn area which in turn leads to an additional seating area to the rear aspect. The rear garden as a whole 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		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
83	94		

