



4 Daffodil Gardens

Edwalton | NG12 4HT | Guide Price £495,000

**ROYSTON  
& LUND**

- Guide Price Range £495,000 - £525,000
- Four Bedrooms
- Fully Integrated Kitchen and D/S WC
- Close to Local Amenities
- EPC Rating B - Freehold
- Detached Family Home
- Lounge/Diner and a Study
- Driveway and Garage
- Catchment for Popular Local Schools
- Council Tax Band E





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Royston and Lund are pleased to bring to the market this four bedroom detached family home on a highly sought after modern development in Edwalton. Situated within catchment area for highly sought after schools and within close proximity of the local amenities in the area. The property is sold with no upward chain and is ideally located for easy access into West Bridgford and for the A52.



Entering into the hallway that benefits from a downstairs WC, there is access into the study, kitchen and lounge/diner. The lounge/diner runs the full width of the property and allows access back around into the kitchen that features a range of fully integrated appliances including a fridge/freezer, oven, gas hob, extractor fan, dishwasher and a washing machine.

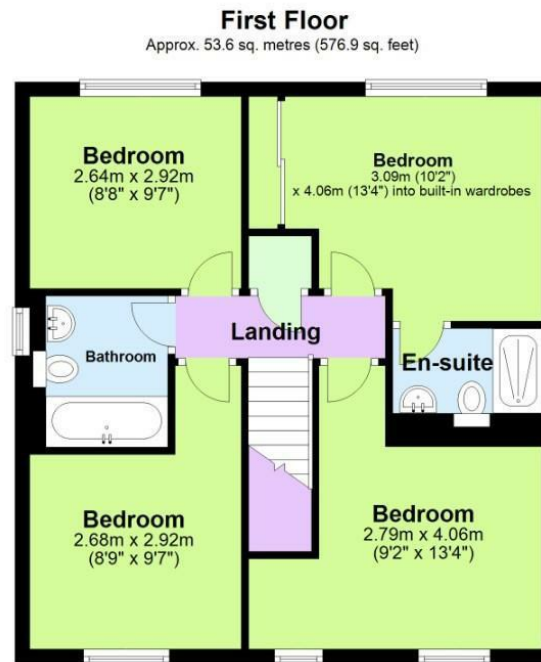
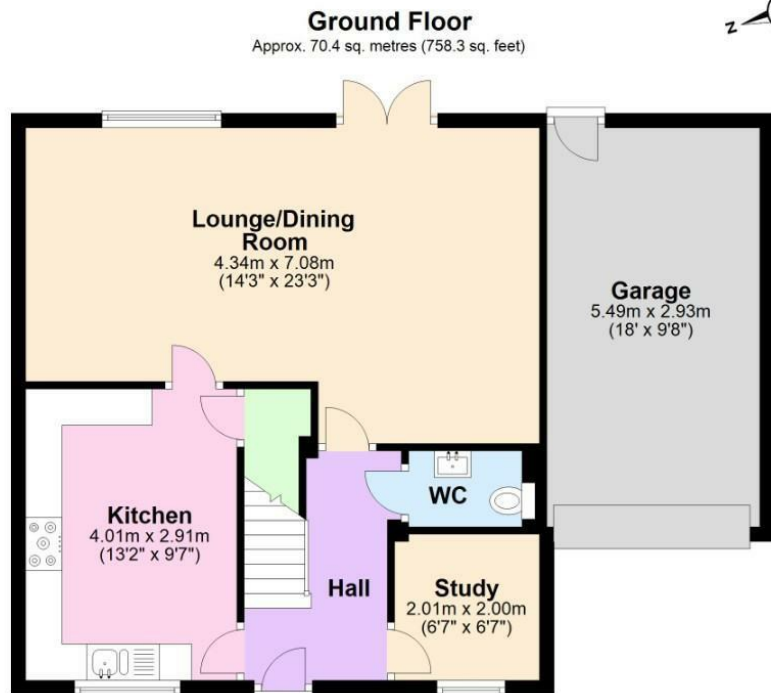
To the first floor there are four well proportioned bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom features a built in wardrobe and an ensuite shower room.

To the front of the property there is a double driveway and a single garage. To the rear there is an enclosed garden with a patio area, lawn and fenced boundaries.



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 124.0 sq. metres (1335.1 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 items 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.  
Plan produced using PlanUp.

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.

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