

SUPERIOR HOMES

ROYSTON
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16 Wellingtonia Crescent

Edwalton | NG12 4GU

Guide Price £800,000 - £850,000

GUIDE PRICE £800,000 - £825,000

Royston & Lund are delighted to present this exquisite 5-bedroom modern detached house on Wellingtonia Crescent in Edwalton which offers a luxurious and well-presented living space across three floors. With a single previous owner, the property boasts a sophisticated design and thoughtful features. The amenities nearby include easy access to the A52, well-regarded schools and shops nearby.

The ground floor encompasses a lounge featuring an electric fireplace, a convenient downstairs WC, and an open plan kitchen/diner equipped with a full range of integrated appliances, including a fridge/freezer, dishwasher, hob, oven, and extractor fan. A separate utility room adds to the practicality of the living space. There are a further two bedrooms to the ground floor which boast versatility and can be used as a play room/office or a formal dining area.

On the first floor, the main bedroom stands out with a dressing area and an en-suite bathroom featuring a four-piece white suite. Two additional bathrooms complement the remaining bedrooms over the first and second floor, providing convenience and comfort.

The outdoor area is impressive, featuring a larger than average rear garden with a well-maintained lawn, patio, and a decked area enhanced by LED lights. The property is completed by a spacious driveway leading to a detached double garage, providing ample parking and storage space.





- GUIDE PRICE £800,000 - £825,000
- Executive Style Detached Family Home
- Three-Storey Boasting Five Bedrooms
- Three Reception Rooms
- Open Plan Kitchen/Diner
- Two En-suite - Family Bathroom
- Impressive Rear Garden
- Freehold
- EPC Rating B
- Council Tax Band G





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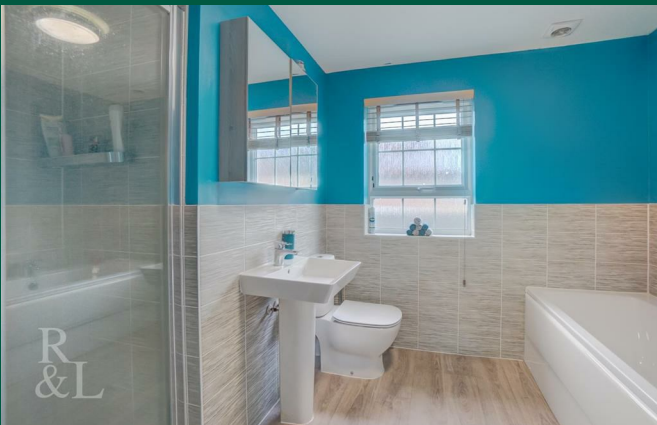




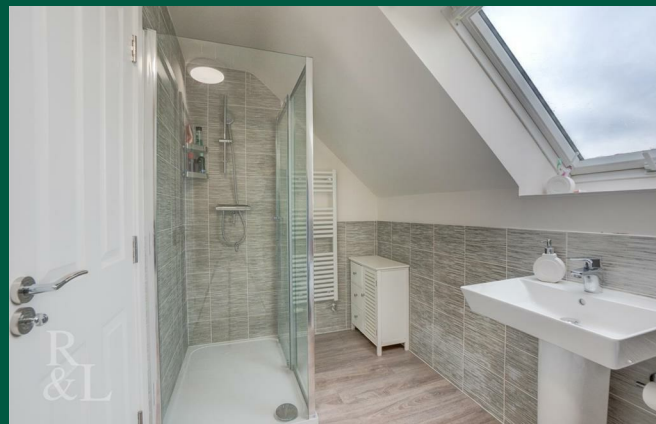
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Edwalton, located in Nottingham, is an affluent residential area known for its picturesque surroundings and convenient amenities. Characterised by a mix of modern and traditional architecture, Edwalton offers a desirable living environment. The area is well-regarded for its proximity to excellent schools, shopping facilities, and recreational spaces. Edwalton provides a peaceful residential setting while remaining close to the vibrant city of Nottingham. Residents can enjoy the benefits of nearby green spaces, contributing to a high quality of life. The neighborhood is often sought after for its family-friendly atmosphere and well-maintained surroundings.



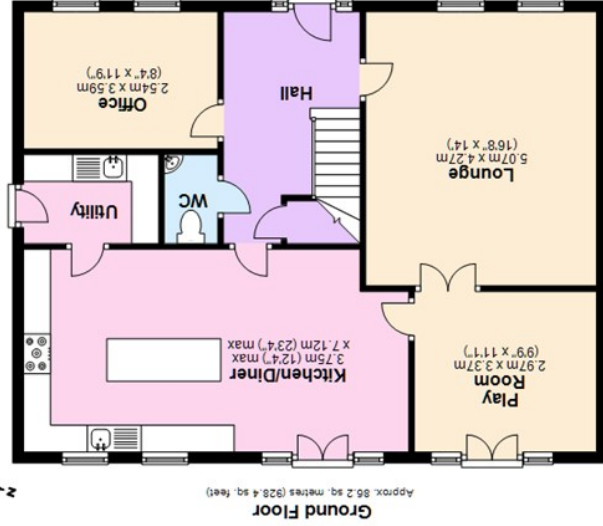
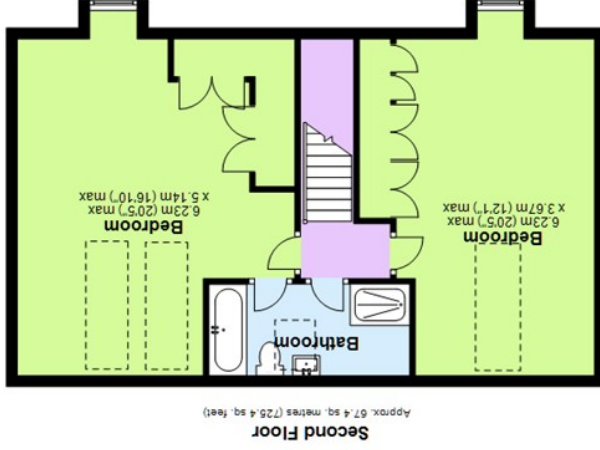
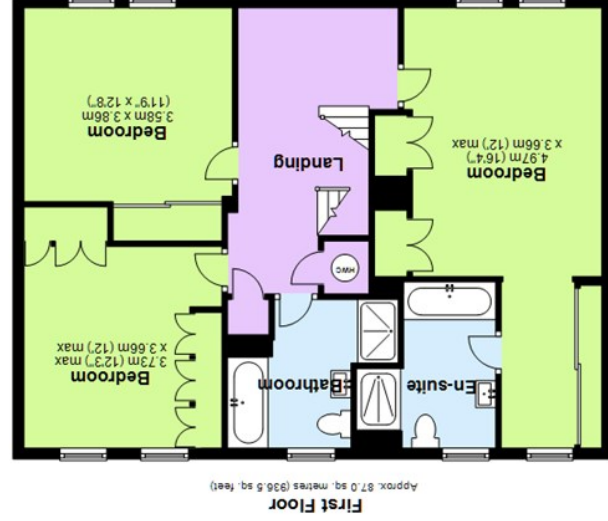
Additionally, Edwalton typically attracts residents seeking a balance between suburban tranquility and urban accessibility. With easy access to major transportation routes, residents can conveniently explore the broader Nottingham area and beyond.



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.

Where every attempt has been made to ensure the accuracy of this floor plan contains 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 PlanlP.

Total area: approx 240.6 sq. metres (2590.3 sq. feet)



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

