



32 Manor Close

Edwalton | NG12 4BH | Guide Price £535,000

ROYSTON  
& LUND

- Detached Bungalow In Edwalton Village
- Three Bedrooms
- Driveway and Garage
- Lounge with Bay to the Rear
- EPC Rating C - Freehold
- Highly Sought After Location
- Built in Storage Throughout
- Kitchen / Diner with Separate Utility Room
- West Facing Rear Garden
- Council Tax Band E





Royston and Lund are pleased to bring to the market this well positioned detached bungalow in the heart of Edwalton Village. Properties on this highly sought after road rarely come to the market and this particular bungalow benefits from off street parking and a detached garage towards the rear. Situated within close proximity of the local amenities within the centre of the village as well as public transport links.

In brief the property comprises an entrance hallway with built in storage and WC, a fitted kitchen diner and a separate utility room. There is a generous lounge with a large bay window to the rear with a sliding door into the rear garden, there are three good sized bedrooms and a shower room consisting of a shower, WC and wash basin. Towards the front of the property there is a lawned garden and a driveway that leads down the side towards a detached garage. Towards the rear there is a west facing landscaped garden with a patio area, lawn, mature shrubs, trees and fenced boundaries.

Edwalton is 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.





**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		

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