

SUPERIOR HOMES

ROYSTON & LUND



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7 Vicarage Green

Edwalton | NG12 4AP

Guide Price £525,000

Guide Price Range £525,000 - £550,000

Royston and Lund are delighted to bring to the market this truly stunning four bedroom home in Edwalton Village. The property has a two storey extension at the side with a further single storey extension at the rear, making this a wonderful family home that has versatile accommodation over both floors. The wow factor of the house is the kitchen at the rear that offers an inviting space for entertaining family & friends. There is ample off street parking at the front for several vehicles as well as a large integral garage.

Entering into the hallway there is access to the lounge, kitchen and stairs to the first floor with under stair storage space. The kitchen/dining/family room features a fully integrated kitchen area with dual ovens, warming drawer, gas hob, extractor fan, Quooker Tap, built in Smeg BBQ, induction hob, built in retractable extractor fan and a dishwasher.

Over to the left-hand side of the room there is a bar area, WC and a utility cupboard that has space for a washer and a dryer. The kitchen units are still under guarantee, there are granite floor tiles, built in speakers & bi-fold doors that open onto the rear decking as well as a large skylight overhead to allow plenty of light to pour into the room. To the front of the property there is a generous L-Shaped lounge.

To the first floor there are four double bedrooms, a study and a four piece bathroom consisting of a bath, separate shower, WC and wash basin, while the main bedroom also has an en-suite shower room. The garage conversion has been done to potentially allow someone to create extra living space if needed and has an electric up & over door.

To the rear there is a landscaped garden with a raised decked area that benefits from a canopy with lighting, there is a lawn, mature shrubs and a further section currently used for planters and growing vegetables.





- Guide Price Range £525,000 - £550,000
- Heavily Extended Semi-Detached Family Home
- Stunning Kitchen/Dining/Family Room
- High Quality Integrated Appliances
- Utility Cupboard & D/S WC
- Bar Area & Bi-Fold Doors
- Landscaped Rear Garden
- Ample Off Street Parking + Large Garage with Electric Door
- EPC Rating C - Freehold
- Council Tax Band C





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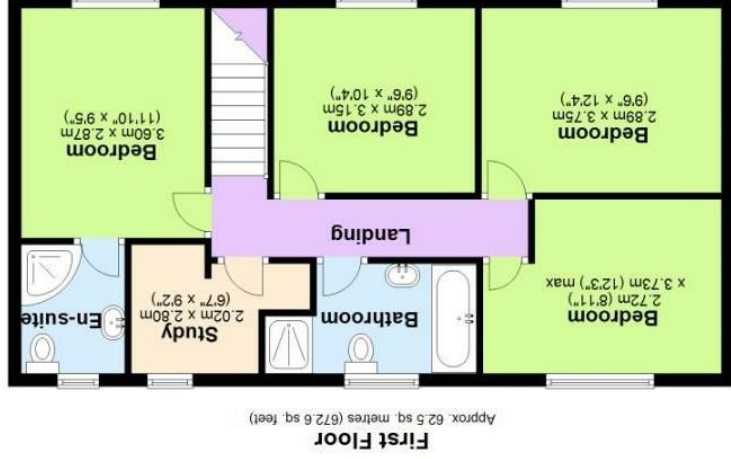


Edwalton is a much sought after location and is conveniently located to provide easy access into West Bridgford Town Centre and also lies within the catchment area for the good local primary and secondary schooling.

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.

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.



Total area: approx. 174.4 sq. metres (1877.5 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.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
(92 plus)	(92 plus)	(1-20)	(1-20)
(81-91)	(81-91)	(21-38)	(21-38)
(69-80)	(69-80)	(39-54)	(39-54)
(55-68)	(55-68)	(55-68)	(55-68)
(39-54)	(39-54)	(69-80)	(69-80)
(21-38)	(21-38)	(81-91)	(81-91)
(1-20)	(1-20)	(92 plus)	(92 plus)
Current	Current	Potential	Potential
73	80		

EPC

