

SUPERIOR HOMES

ROYSTON
& LUND



2 Edmonton Court

West Bridgford | NG2 7EQ

Guide Price £750,000

Royston and Lund are pleased to bring to the market this extended five bedroom detached family home, tucked away on a private road in the popular area of West Bridgford. The property is set over 2300 sq ft and is located within catchment area for highly sought after schools. Edmonton Court is accessed from Loughborough Road and the property benefits from ample off street parking for 4-5 vehicles, as well as an integral garage.

Entering into the hallway we have access into the lounge, kitchen / diner, downstairs WC, utility room, study and stairs to the first floor. The lounge features an Inglenook fire place, while the kitchen diner has an open plan feel that flows into the conservatory at the rear. The kitchen benefits from a range of integrated appliances including a double oven, five ring gas hob, extractor fan and a dishwasher.

To the first floor there are four double bedrooms and one single bedroom. There are built in wardrobes and an en-suite shower room off the main bedroom as well as a further en-suite shower room off bedroom two. The family bathroom consists of a bath with mains shower overhead, WC and wash basin.

To the front of the property there is a block paved driveway and an integral garage that has been partially converted to create storage space and an internal store room that can be accessed from the utility room. To the rear of the property there is an enclosed lawned garden with a patio area and fenced boundaries.





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- Detached Family Home
- Five Bedrooms
- Off Street Parking For Up to 4-5 & Integral Garage
- Single Storey Extension
- Lounge With Inglenook Fireplace
- Two En-Suites
- Study and D/S WC
- Freehold
- EPC Rating C
- Council Tax Band F



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Edmonton Court is within walking distance to West Bridgford Park and West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer, to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and delis. 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 world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants within 3 miles.



West Bridgford lies within easy access of all the major road Links, East Midlands Airport, and East Midlands Parkway Railway Station which provides speedy access to London.

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. 221.2 sq. metres (2380.7 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	
Potential	Current	Potential	Current
	69		80

EPC

