



37 Wheatcroft Drive

Edwalton | NG12 4JF | Guide Price £475,000 - £495,000

**ROYSTON  
& LUND**

- Guide Price Range £475,000 - £495,000
- Built in 2020
- Amenities Nearby
- Downstairs WC - Ensuite - Bathroom
- Freehold - EPC Rating B
- Detached Family Home
- Popular Development
- Four Bedrooms
- Double-Width Driveway
- Council Tax Band E





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Royston & Lund are pleased to present this beautiful detached four double bedroom family home built in 2018 and situated on a highly sought after development in Edwalton. The property is situated within a catchment area for well-regarded schools. There is also a general store, golf course, post office, newsagent, café, hair salon, pharmacy and a dog groomer within the main shopping area of Earlswood Drive.



Entering into the hallway that benefits from stairs to the front floor and access to the ground floor accommodation. The lounge is located to the front with a front facing window. To the rear there is a modern kitchen/diner which includes a range of units, French doors and a range of integrated appliances. Lastly, there is a separate utility room which provides access to a ground floor WC..

Upstairs, there are four well-proportioned bedrooms with the main bedroom benefitting from built-in wardrobes and an en-suite shower room/WC. There is also a separate four piece bathroom consisting of a bath, separate shower, WC and wash basin.

Outside, there is an enclosed landscaped south facing rear garden which includes a patio area, artificial lawn and fenced boundaries. To the front there is a double-width driveway leading to an integral garage.

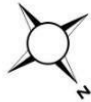
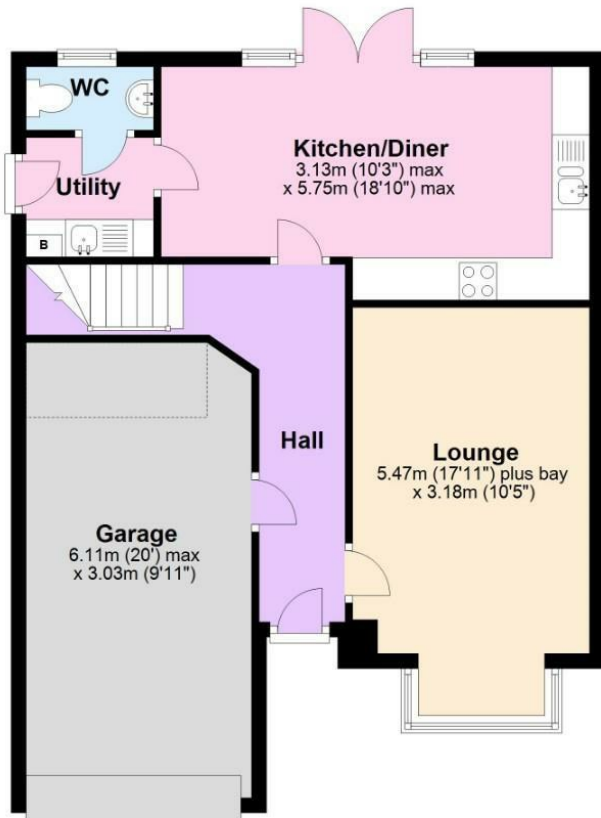


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>83</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	

### Ground Floor

Approx. 65.5 sq. metres (705.1 sq. feet)



### First Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 123.1 sq. metres (1324.5 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.

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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