

# SUPERIOR HOMES

# ROYSTON & LUND





# 22 Edwalton Lodge Close

Edwalton | NG12 4DT

Guide Price £750,000 - £775,000

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Royston & Lund are pleased to present this lovely detached family home situated on a prestigious road in Edwalton. Edwalton offers excellent local amenities, such as well-regarded schools, healthcare facilities, shops, and recreational areas. One of the highlights of Edwalton is its proximity to extensive green spaces and parks, including the nearby Edwalton Golf Centre.

Upon entering the property you are greeted by the entrance hall which provides access to the property throughout including a ground floor WC. There is a good-sized lounge with windows to the front and rear elevation which floods the room with natural light. The second reception room offers versatility and could be configured as a play room, office or dining room. Lastly, there is a breakfast kitchen which includes a fully fitted units which provide storage. The kitchen includes space for a free-standing dishwasher, free-standing tumble dryer, and a freezer, as well as an integrated fridge, integrated double oven, gas hob with extractor, stainless steel sink and drainer with mixer tap, and Karndean flooring.

To the first floor there is a spacious landing which includes an airing cupboard which houses the hot water cylinder. The landing also provides access to the five bedrooms. The main bedroom features built-in wardrobes and an en-suite shower room/WC. The other bedrooms are complemented by the family bathroom which consists of a bidet, WC, wash basin and a bath.

Outside, the property is set on a generous plot. To the rear there is scope to extend subject to planning permissions. The enclosed garden includes various plants/shrubs, lawn and two patio areas which is ideal for garden furniture. There is also an extensive front garden which has been well-maintained. Lastly, there is a detached double garage which is located to the rear, it benefits from a driveway to the front of it which provides ideal off-street parking.







- Guide Price Range £750,000 - £775,000
- Detached Family Home On A Prestigious Road
- Scope To Extend SSTP
- Generous Plot To The Front & Rear
- Rushcliffe Academy Secondary School Nearby
- Spacious Accommodation On Both Levels
- Downstairs WC - Family Bathroom - Ensuite
- Detached Garage - Driveway
- Freehold - EPC Rating C
- Council Tax Band G













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Edwalton is a suburban area located on the southern outskirts of Nottingham, England. It is part of the Rushcliffe borough within the East Midlands region. Known for its affluent and residential character, Edwalton features a mix of modern housing developments and older, established properties, making it a desirable location for families and professionals.

The area offers a range of amenities, including local shops, cafes, and restaurants, as well as reputable primary and secondary schools, contributing to its appeal for families. Additionally, Edwalton benefits from several parks and green spaces, providing residents with opportunities for outdoor recreation and leisure activities.

Edwalton is well-connected by road, with easy access to the A52 and A46, facilitating convenient travel to Nottingham city center and surrounding areas. Public transport options, including regular bus services, further enhance its connectivity.

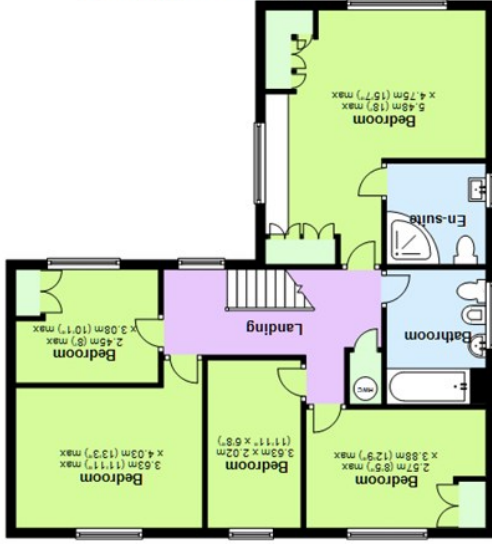
The suburb is known for its community spirit, with various local events and activities fostering a strong sense of belonging among residents. Nearby attractions, such as the scenic Rushcliffe Country Park and the amenities of West Bridgford, add to the quality of life in Edwalton.



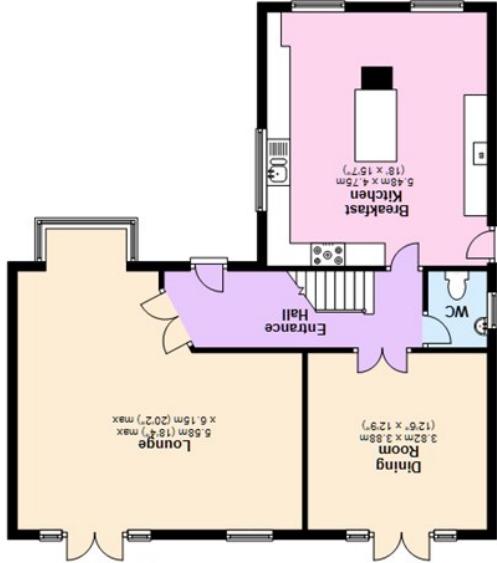
These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment 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 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. Plans produced using this type of software are not to scale.

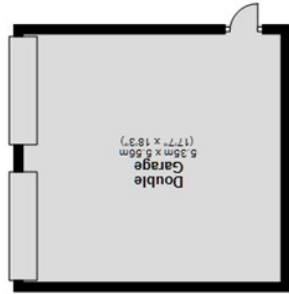
Main area: Approx. 166.9 sq. metres (1796.5 sq. feet)  
Plus garage: approx. 27.7 sq. metres (298 sq. feet)



First Floor  
Approx. 83.1 sq. metres (894.0 sq. feet)



Ground Floor  
Main area: approx. 83.8 sq. metres (902.5 sq. feet)  
Plus garage: approx. 27.7 sq. metres (298 sq. feet)



Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Potential	Current
Very energy efficient - lower running costs	
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	
72	83

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	England & Wales
Potential	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	

EPC

