



11 The Paddocks

Edwalton | NG12 4AR | Guide Price £585,000

ROYSTON
& LUND

- Guide Price £585,000 - £635,000
- 5 Great Sized Bedrooms
- Established Rear Garden with Patio area
- Double Garage with electric up and over door
- EPC C
- En Suite to Primary Bedroom
- Sought after Location
- Utility with Downstairs WC
- Council Tax Band G
- Freehold





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Welcome to The Paddocks in Edwalton, Nottingham - a charming location for this delightful bungalow. This property boasts a generous lounge, perfect for entertaining guests or simply relaxing with your loved ones. The Kitchen is extremely spacious and leads off through double doors out to the conservatory. With 5 really great bedrooms, there is ample space for a growing family or for accommodating guests. The 2 bathrooms ensure convenience and comfort for all residents.

Situated in the serene surroundings of Edwalton, this bungalow offers a peaceful retreat from the hustle and bustle of city life. The property's layout provides a seamless flow between rooms, creating a warm and inviting atmosphere throughout.

Whether you're looking for a new family home or a tranquil space to retire, this bungalow at The Paddocks offers the perfect blend of comfort and style. Don't miss the opportunity to make this property your own and enjoy the peaceful lifestyle it has to offer.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 199.5 sq. metres (2147.8 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.

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