



6 Wellingtonia Crescent  
Edwalton | NG12 4GU | £415,000

ROYSTON  
& LUND

- Detached Family Home - NO CHAIN
- Open Plan Kitchen diner
- Downstairs WC
- Amenities Close By
- EPC rating B
- Detached Garage and Off Road parking
- Intergrated Appliances
- Separate Utility Room
- Council tax rating D
- No Upward Chain





## NO CHAIN

Royston and Lund are proud to present this three bedroom modern detached David Wilson property located on Wellingtonia Crescent in Edwalton which offers a luxurious and well-presented living space across both floors.

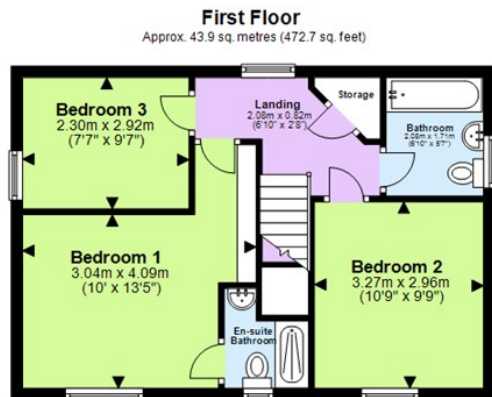
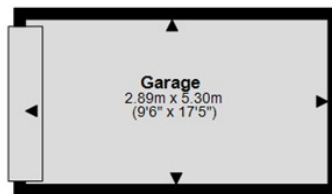
The amenities nearby include easy access to the A52, well-regarded schools and shops nearby. The ground floor consists of lounge, a convenient downstairs WC, separate utility room and an open plan kitchen/diner that leads to the garden through French doors. The kitchen boasts a selection of integrated appliances such as hob, oven and extractor fan and a utility room and storage space connected to the kitchen adds to the practicality of the living space.

To the first floor the main bedroom stands out with lots of room accompanied with three piece ensuite and built in sliding wardrobe. An additional bathroom complements the remaining bedrooms providing more convenience and comfort.

The rear garden is spacious with a well maintained lawn and patio.

The property is completed by a a spacious driveway leading to a generous single garage.





Total area: approx. 103.1 sq. metres (1110.2 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.



**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>82</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		

**England & Wales** 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		

**England & Wales** EU Directive 2002/91/EC

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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& LUND**