



21 Wisteria Drive

Edwalton | NG12 4HZ | Guide Price £319,950

ROYSTON  
& LUND



- Three Bedroom End Terrace
- Only 5 Years Old
- Ensuite to Bedroom
- Open Plan Lounge diner into the Kitchen
- French Doors To The Rear Garden
- Integrated Kitchen Appliances
- Parking for 2 Cars
- Catchment Area For Well Regarded Schools
- EPC Rating - B
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this 5 year old three bedroom end terrace property situated in a quiet cul-de-sac located in Edwalton. Close by to numerous amenities such as local shops, catchment area for well regarded schools and excellent transport links into the West Bridgford and the City Centre. This property would be a great fit for first time buyers or a growing family.

Ground floor accommodation comprises of an entrance which leads you into the main reception room and stairs to the first floor. There is a downstairs w.c. The main reception room being an open plan kitchen/dining/family room with french doors that open out into the rear garden. The kitchen is ample in size with integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. The open plan family room is a generous space perfect for relaxation.

To the first floor there are three well proportioned double bedrooms. The main double bedroom having the benefit of an en-suite shower room and built in wardrobe. Bedroom two being a further double and bedroom three being a single. The first floor also boasts a further three piece family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

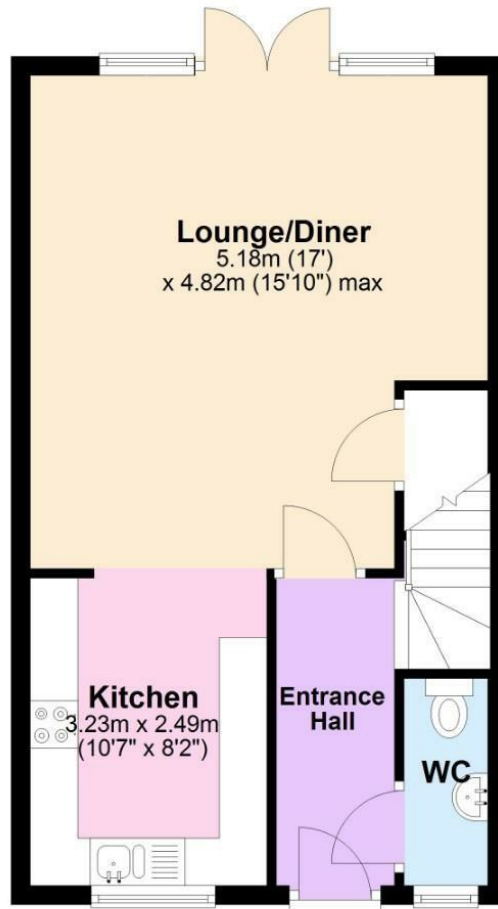
Facing the property there is allocated parking for two cars and to the rear there is a low maintenance lawned garden with a patio perfect for summer seating and a wooden shed.





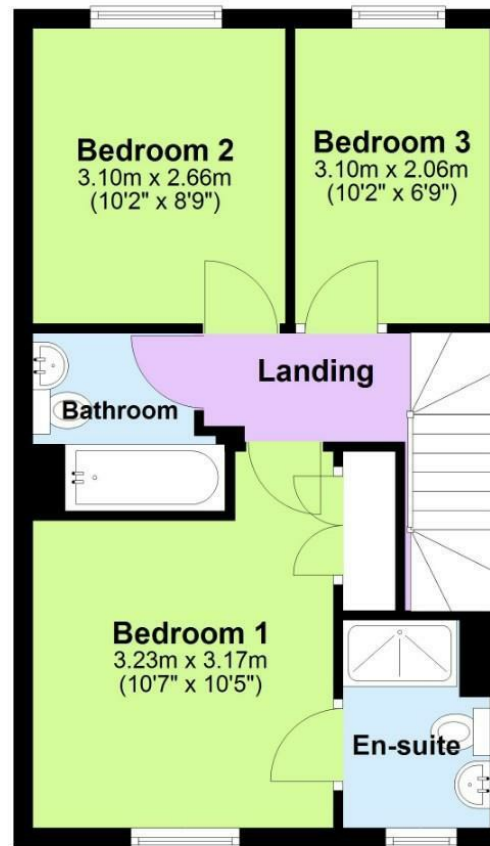
## Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



## First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
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		
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.

**ROYSTON  
& LUND**