Superior Homes

Royston & Lund

7 Wisteria Drive

Edwalton | NG12 4HZ

£499,995

CINEMA ROOM
STILL UNDER NHBC WARRANTY

Royston and Lund are delighted to bring to the market this stunning four-bedroom detached property, located in the ever-desirable Edwalton. Situated close to numerous amenities that Edwalton has to offer, including local shops and well-regarded schools, whilst also being a short drive from West Bridgford's Central Avenue, where there are a variety of pubs, bars and restaurants. Not to mention being within the catchment area for well-regarded schools and having excellent transport links to the surrounding villages and into the city centre, this property would be a perfect fit for a family.

The ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen/dining room to the rear aspect, cinema room and staircase to the first floor.

The living room is a generous size and benefits from a large window to the front elevation, flooding the space with natural light. There is more than enough room for family and friends, with French doors leading seamlessly into the kitchen/dining room to the rear aspect.

The kitchen boasts high-quality base and wall units that house integrated appliances such as an eye-level oven, hob and extractor hood, along with a dishwasher and built-in fridge and freezer. The adjoining dining area also features French doors which lead out to the rear garden.

Off the kitchen is a useful utility area, which grants access to the rear garden and ground floor WC. The ground floor is completed by a cinema room, converted from the former garage and fitted with full soundproofing panels.

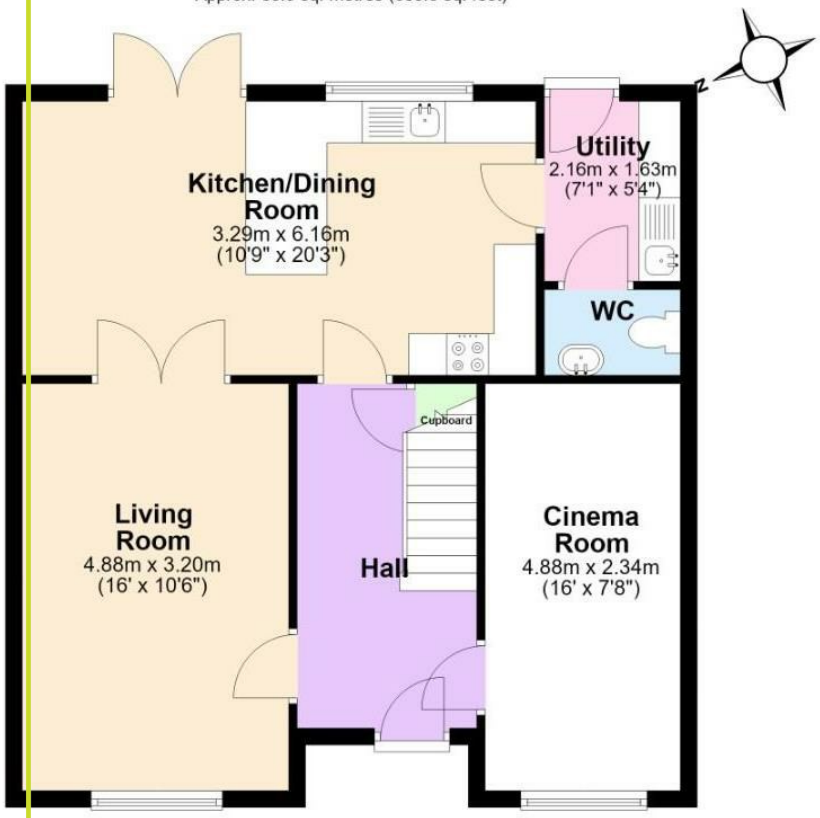
- Four Bedroom Detached Family Home
- Converted Garage Into A Cinema Room
- Ample Off Street Parking With EV Charger
- High Quality Fixtures And Fittings
- New Amtico Flooring
- Utility And Ground Floor WC
- Family Bathroom And Ensuite
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - B // Freehold - Council Tax Band - E

To the first floor, there are four well-proportioned double bedrooms. The master bedroom benefits from built-in wardrobes and its own en-suite shower room. The remaining bedrooms all share a further three-piece suite bathroom, consisting of a bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is ample off-street parking via a double driveway. To the rear, there is a low-maintenance patio and lawned garden, providing plenty of space for summer seating and outdoor entertaining, all enclosed by fenced borders.

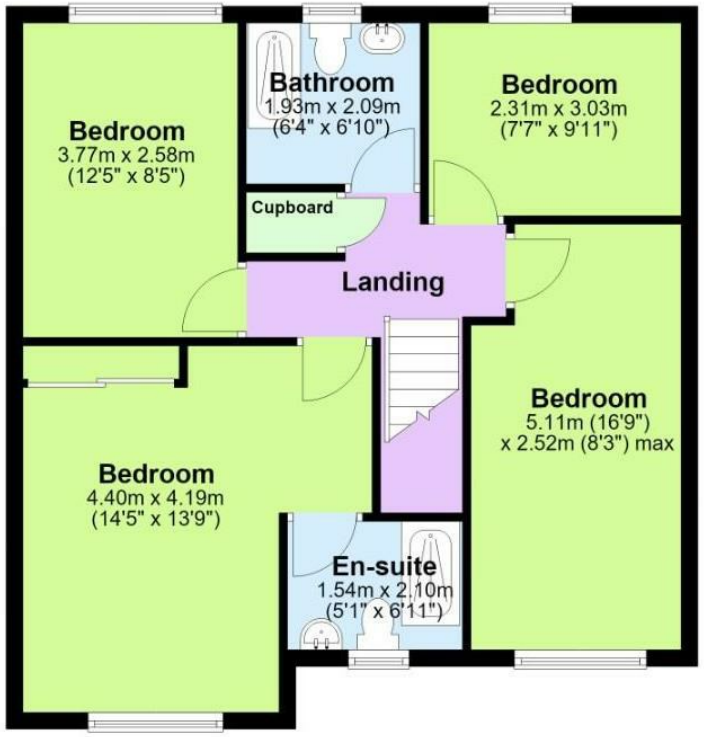
Ground Floor

Approx. 63.5 sq. metres (683.8 sq. feet)



First Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



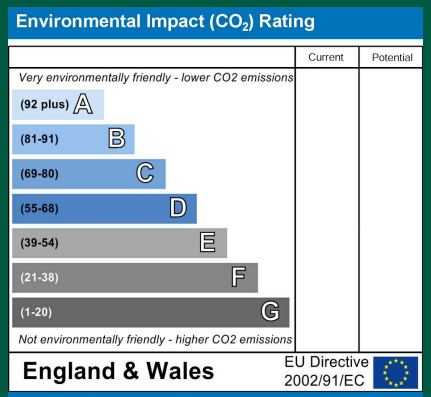
Total area: approx. 125.2 sq. metres (1347.6 sq. feet)

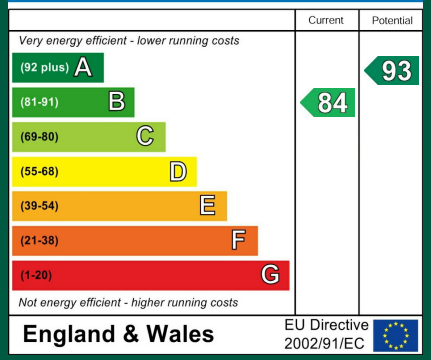
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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