



20 Edwalton Lodge Close

Edwalton | NG12 4DT | Guide Price £650,000

ROYSTON
& LUND

- **GUIDE PRICE £725,000 - £775,000**
- NO CHAIN
- Three Well Proportioned Double Bedrooms With Storage
- Spacious Dual Aspect Living Room With Bay Window
- Integrated Kitchen Appliances With Space To Add Further Freestanding Units
- Dining Room Leading To A Vaulted Conservatory
- Two Ensuities
- Double Driveway And Garage
- Planning Permission Granted
- EPC Rating - C - Council Tax Band - F





GUIDE PRICE £725,000-£775,000

Royston & Lund are delighted to market this detached bungalow occupying a generous corner plot in a quiet cul-de-sac in Edwalton. Offered to the market with no onward chain.

Planning permission has been granted for the creation of a first floor alongside a single storey rear extension to create a four/five bedroom two-storey property - planning ref: 24/01193/FUL. There is also the potential for the site to be split to create a separate, second dwelling - subject to relevant permissions being approved (initial conversations with the council have been favourable thus far - please ask for further details).

As it stands, the property measures just shy of 2000 sq.ft and whilst it would benefit from some cosmetic refurbishment it is a very good sized bungalow.

The current layout comprises an entrance lobby leading to a main hallway off which there is a lovely dual aspect reception room, a kitchen/breakfast room, a separate dining room which in turn leads to a conservatory, a master bedroom complete with en-suite four piece bathroom comprising a bath, separate shower, w/c and wash hand basin. The second bedroom also has the added benefit of an en-suite shower room whilst also leading to a small study which benefits from an integral door to the garage. A further third bedroom and family shower room complete the internal accommodation.

To the side of the property there is off-street parking available for two cars which in turn leads to a double garage. There is the possibility to create further parking to the front of the property next to the existing driveway. The front garden is currently mainly lawned with a pedestrian footpath from the road leading to the front door with a paved area running the width of the front of the bungalow and leading down to the side.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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

Ground Floor

Approx. 185.5 sq. metres (1996.3 sq. feet)



Total area: approx. 185.5 sq. metres (1996.3 sq. feet)

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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