Superior Homes

ROYSTON & LUND



100 Rose Way

| NG12 4JE

£350,000

Linden Showhome Now Available for purchase.

Beautifully finished and with a long list of upgrades and extras this is a rare opportunity to acquire a turnkey, designer finished home in this tremendously popular location. From the stylish open plan kitchen/living/dining area on the ground floor to the immaculately finished bedrooms and ensuite it exudes the 'wow' factor expected from a showhome. Situated on the highly sought after Edwalton Fields development with an excellent Primary School on the development and the highly sought after Secondary Schools of West Bridgford within walking distance. Hurry to view.

Being the former show home, this plot boasts a unique interior, an internal hallway leads to a downstairs W/C before undoubtedly one of the main features that made this house type so popular when they were first launched - the open plan living/dining/kitchen which forms a seamless connection catering perfectly for 21st Century living. There is a high specification throughout with top of the range integrated appliances including dishwasher, washing machine, fridge, freezer, oven, hob and extractor with amitco flooring and high quality fixtures and fittings throughout. Off the living area stairs lead up to the first floor and there are French doors opening to the rear garden.

To the first floor there are three well proportioned bedrooms. The master bedroom showcasing built in wardrobes plus its own en-suite shower room. Bedroom two is a further double and the third bedroom is a spacious single also benefitting from a fitted wardrobe. Completing the first floor there is a classy, three piece suite family bathroom comprising a W/C, wash hand basin and bath with shower overhead which has been upgraded to include a fully tiled bath surround.

A generous driveway to the right hand side provides off street parking via a double tandem driveway with a side gate providing access to the rear garden.











- LINDEN HOMES SHOW HOME
- Turnkey With Designer Furniture
- Internal & External Upgrades Throughout
- Open Plan Ground Floor Living/Dining/Kitchen
- High Quality Fixtures And Fittings
- En-suite To Master And Family Bathroom
- Tandem Driveway To Side
- 10 Year NHBC Warranty
- Sought After EDWALTON FIELDS Development
- Excellent Transport Links & Outstanding Schools







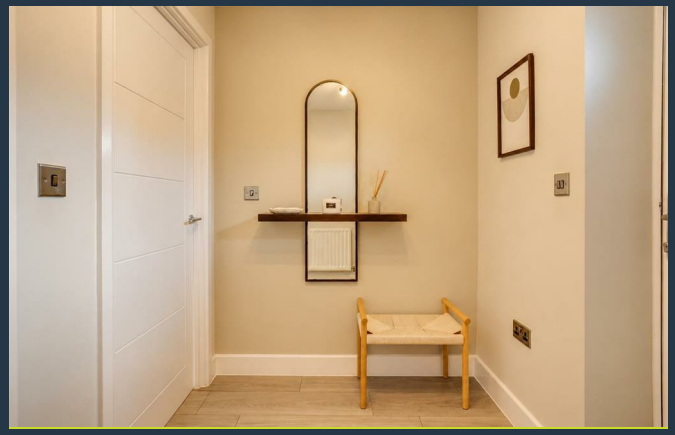

KYOTO
FLOWER MARKET





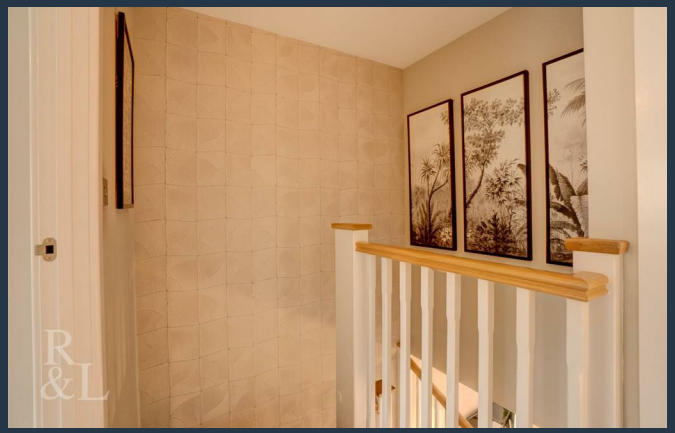
















The higher specification isn't just on the inside of this former show home, the rear garden has had no expense spared with the landscaping boasting a full width, larger than average patio complimented by a lawned area in the middle with two areas to the bottom, (one slate and one bark) giving additional outdoor seating areas/play areas as required. The garden is fully enclosed by walls and fencing, offering a high degree of privacy and is complimented by a tasteful selection of plants and shrubbery.

Ready to move in to with showhome furniture as seen - No Onward Chain

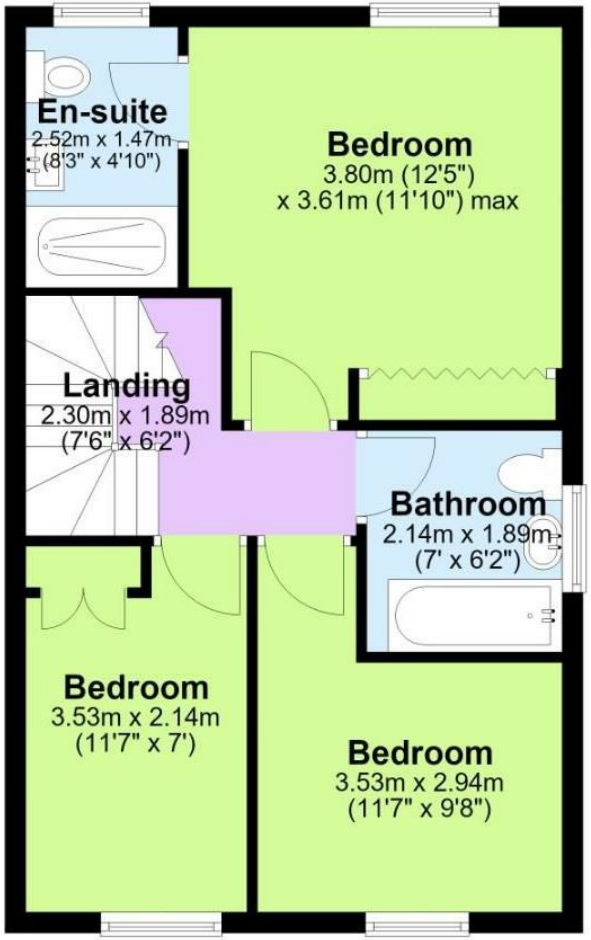
Ground Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

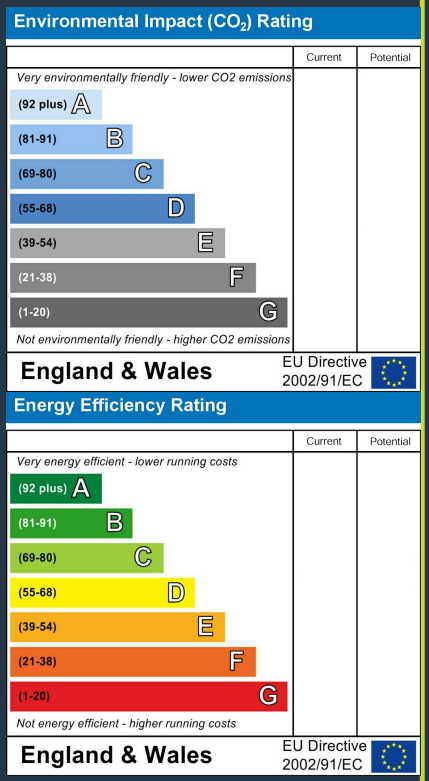
Tel: 0115 9811888

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



ROYSTON & LUND