

Superior Homes

The Lawn, 3 Melton Gardens, Edwalton, Nottingham, NG12 4BJ



ROYSTON
& LUND



**The Lawn, 3 Melton Gardens, Edwalton
Nottingham, NG12 4BJ
Guide price £675,000**

A beautifully presented contemporary detached four bedroom home set in the highly sought after location of Edwalton and situated on a good sized plot with large west facing gardens. The property is finished to an excellent standard throughout with impressive Living space, underfloor heating to the garden room with bi-folding doors opening out onto the rear garden. In brief the accommodation comprises: Spacious reception hallway, downstairs w.c, formal lounge, sitting room/dining room, office, fitted kitchen opening into the garden room/dining room, utility room. On the first floor there are four good sized bedrooms, family bathroom and an en-suite shower room to the master bedroom. There is also the potential to extend to the side over the kitchen area to create a fifth bedroom (subject to relevant planning and building regulations)





- Detached Family Home
- Well Presented
- Four Bedrooms
- En-suite to Master Bedroom
- Three Reception Rooms
- Downstairs Cloaks
- Kitchen opening to Garden room
- EPC D
- 90ft Rear Garden
- Double Garage



Accommodation

A canopied front porch area with overhead light, Oak front entrance door with double glazed floor to ceiling windows to sides give access into the:

Entrance Hall

19'9" x 9'8" (6.02m x 2.95m)

A light and spacious entrance hallway with stairs leading to the front door with wooden balustrades and turned spindles, useful understairs storage area used as a seating and telephone area, coving to ceiling, two pendent lights, two radiators, stylish tiled floor, part carpeted, glazed double doors opening into the sitting room, doors giving access to:

Downstairs Cloakroom

Fitted with a contemporary white two piece suite comprising: low flush w.c., pedestal wash hand basin with mixer tap over and tiled splashbacks, wood effect UPVC obscure double glazed window to front elevation, wood effect flooring, recessed double cloaks cupboard, radiator.

Office

13' x 9'8" (3.96m x 2.95m)

with wood effect UPVC double glazed window to front elevation, coving to ceiling, radiator

Lounge

20'5" x 13' (6.22m x 3.96m)

With cast iron wood burning stove set into a recessed chimney breast with slate hearth and surround, coving to ceiling, television aerial point, two radiators, bi-fold doors into the sitting room, sliding wood effect double glazed patio doors onto the rear garden, UPVC double glazed floor to ceiling window, pendant light, coving to ceiling.

Sitting Room

13'1" x 12'3" (3.99m x 3.73m)

This could be used as a formal dining room but is currently being used as a sitting room. With wood effect UPVC double glazed window overlooking the rear garden, radiator, television aerial point.

Breakfast Kitchen

17'3" x 10'1" (5.26m x 3.07m!)

Fitted in 2013 with a range of cream fronted wall, drawer and base units with slow close doors and drawers, recessed CDA range style cooker with six ring gas burning hob and extractor hood over set into a chimney breast, granite work surfaces, matching upstands, travertine tiled floor, stainless steel sink unit with mixer tap over, integral dishwasher, wine fridge, over counter lighting, pendent lights, housing for American style fridge freezer, radiator, opening into:

Garden Room

16'11" x 8" (5.16m x 2.44m)

The orangery creates a wonderful light and spacious dining and sitting area off the kitchen with travertine tiled floor with underfloor heating, bi-fold double glazed doors that open onto the rear patio and garden, double glazed sky lantern with recessed chrome spotlights, radiator (electric), base units with fitted cupboards and drawers with solid wood work surface over, television aerial point, temperature control.

Rear Entrance Porch

With glazed door to the rear porch way, overhead light, Travertine tiled floor, radiator, door giving access to:

Utility Room

Fitted with working surface with plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, ground standing Ideal Mexico gas central heating boiler, wood effect UPVC double glazed window to front elevation, wall unit, access to loft space, overhead light, travertine tiled floor.

First floor landing

With wooden balustrade and turned spindles overlooking galleried landing, wood effect UPVC double glazed window to front elevation on the half landing, coving to ceiling, access to loft space, airing cupboard housing the hot water cylinder with fitted shelving over, smoke alarm, doors giving access to:

Master Bedroom

13'1" x 12'3" (3.99m x 3.73m)

With UPVC double glazed wood effect windows to side and rear elevation, the rear elevation enjoying views across the west facing rear garden, two double built in wardrobes, with matching dressing table, radiator, pendant light, door giving access into the:

En-suite Shower Room

Refitted in 2015 with a white three piece suite comprising: corner shower cubicle with Mira Sport shower (fitted in 2017), pedestal wash hand basin with mixer tap over with fitted mirror fronted cabinet over, low flush w.c., part tiling to walls, chrome electric shaver point, chrome towel radiator, Velux window to front elevation.

Bedroom Two

13' x 11'8" (3.96m x 3.56m)

With wood effect UPVC double glazed window overlooking the rear garden, built-in double wardrobe with additional single wardrobe and dressing table with matching drawers, coving to ceiling, radiator.

Bedroom Three

13' x 9'8" (3.96m x 2.95m)

With wood effect UPVC double glazed window to front elevation, radiator, coving to ceiling,

Bedroom Four

9'10" into door recess x 8'3" (3.00m into door recess x 2.51m)

With wood effect UPVC double glazed window overlooking rear garden, radiator, coving to ceiling, two free standing double wardrobes, currently used as a dressing room and spare bedroom.

Bathroom

Fitted in 2015 with a white three piece suite and comprises of: bath with mixer tap over, pedestal wash hand basin with mixer tap over, fitted mirror light over, concealed cistern low flush w.c., Velux window to front elevation, chrome towel radiator.

Outside

To the front of the property there is a stylish block paved driveway providing ample off road parking and in turn gives access to the brick built double garage with two up and over doors, power and light, outdoor lighting, there are a variety of plants, shrubs and perennial flowers in the front borders with gravelled area to the front and side. There is gated secure access to both sides of the property which leads through to the rear garden. The rear garden is approximately 90' in length mainly laid to lawn with a large slabbed patio area, variety of plants shrubs and perennial flowers and further garden area located at the rear of the garden. There is outdoor lighting and the rear garden enjoys a south westerly aspect.

Services

Gas electricity water and drainage are connected

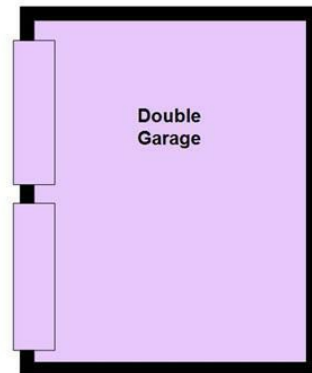
Council Tax Band

The local authority has advised us that the property is in council tax band F which we are advised is £2586.89. Prospective purchasers are advised to confirm this.



Ground Floor

Approx. 1455.8 sq. feet



Total area: approx. 2212.5 sq. feet

First Floor

Approx. 756.7 sq. feet





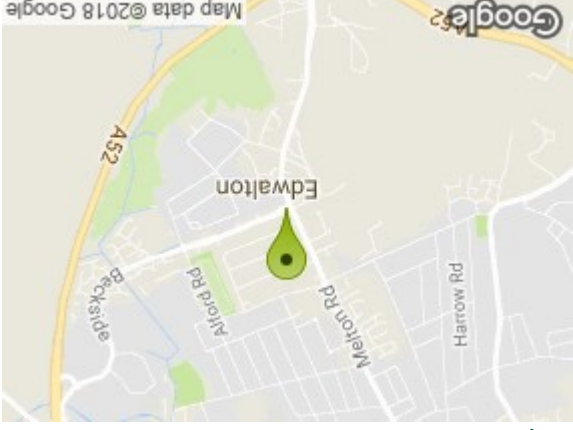
Edwalton is a much sought after location just on the edge of West Bridgford boasting some of Nottinghamshire's most expensive properties and lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London. .

West Bridgford Town Centre can be found close by, which offers a wide range of shops from the independent butcher, baker, grocer, to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and delis. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.

Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants within 3 miles

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