

Superior Homes

2 Croft Road, Edwalton, Nottingham, NG12 4BW



ROYSTON
& LUND



**2 Croft Road, Edwalton
Nottingham, NG12 4BW
Price £1,425,000**

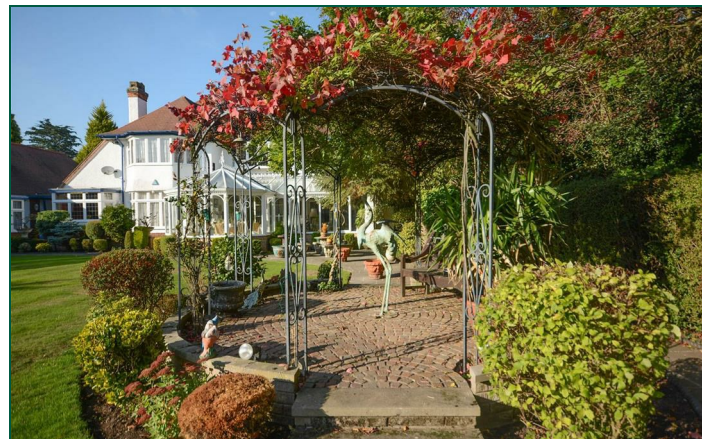
A rare opportunity to acquire a traditional four/five bedroom detached property situated in one of the areas most prestigious residential locations, occupying a south facing mature and well tended plot with garage and ample parking. Located behind the Garage is a large play room/billiards room, with steps up to a store over the garage, separate downstairs w.c, log cabin with indoor swimming pool and Jacuzzi with pump room.

Offered to the market for the first time in 50 years, retaining a wealth of original period features, and with a beautifully landscaped garden.

The property has a landscaped frontage, with semi circular driveway with electric gates, large double garage, entrance hallway, four reception rooms to the main building with kitchen and garden room/conservatory. To the first floor, formerly built as 5 bedrooms, but has since been converted into four bedrooms with a dressing room and two en-suites off the master bedroom.

Outside, there is also a covered brick built outdoor kitchen/BBQ area, large green house, garden sheds, pond and seating areas.

Early viewing essential to appreciate the accommodation and location.





- Stunning Location in Edwalton
- Beautiful South Facing Garden
- 4/5 Bed Detached House
- Log Cabin with Swimming Pool
- Requires Some Modernisation
- 5 Reception Rooms
- Double Garage
- No Upward Chain
- EPC D
- Viewing Highly Recommended



Directions

From our office in West Bridgford turn right onto Gordon Road which in turn becomes Trevor Road at the T junction turn right onto Valley Road and at the traffic lights turn left onto Melton Road first left onto Croft Road and the property can be found on the right hand side identified by our For Sale board.

Accommodation

Canopied front entrance porch with leaded double glazed door with matching side glass panels gives access into the:

Entrance Porch

With quarry tiled floor, original solid wooden leaded obscure glazed front entrance door, with matching side glass panels gives access into the:

Reception Hallway

With oak panelling veneer walls with plate rack and glazed double doors leading into the Sitting room and doors off the hallway give access to the Lounge, Cloaks cupboard, Downstairs wc, formal Dining Room and Breakfast Room.

Downstairs Cloaks

Fitted with a two piece suite comprising low flush w.c and wall mounted wash hand basin.

Lounge

With oak veneer wood panelling to the walls, with plate rack, and inglenook style chimney breast with coal effect gas fire and recessed leaded windows to the front elevation overlooking the front driveway, leaded windows to the Conservatory

Sitting Room

A light and airy Sitting Room with glazed windows and double opening doors, which lead into the Conservatory

Conservatory

With a brick and wooden double glazed construction (requires repair) with marble floor, built in water feature, stunning views over the south facing rear garden

Breakfast Room

Fitted units, leaded internal glazed window to the dining room and leaded glazed window to the front driveway, door leading to the walk in Pantry and second door leading to the Kitchen

Kitchen

With dual aspect and leaded window overlooking the front driveway and leaded windows overlooking the rear garden, fitted with a range of kitchen units, built in appliances and glazed door to the side Porch

Side Porch

With an obscure leaded glazed window to the front elevation, two sky lanterns, leaded glazed window and door leading to the rear garden, doors to the Garage and the Games Room

Garage

With double opening sliding doors, glazed window to the side elevation, wall mounted gas central heating boiler, surface pit

Games Room

This is being used as a second formal Lounge with beautiful leaded bay window overlooking the rear garden, stairs rising to the large Storage room located above the Garage, second door gives access to the Downstairs wc and external access to the property.

double doors off the Lounge give access to the internal style Conservatory room with door to the garden, door to the side garden, pump room and double doors leading into the Swimming Pool room. Double doors lead into the Log cabin with built in swimming pool

Swimming Pool

22' x 12' (6.71m x 3.66m)

Which is measured as above and from 0.9 metres to 1.25 metres at the deep end. The jacuzzi and the air conditioning unit and changing room.

To the first floor of the main building there is a stunning obscure leaded statement window to the front elevation and doors off the landing area lead to the Bedrooms and Bathroom and separate wc

Bedroom One

Bedroom One has been modified by the current vendors, creating a spacious Master Bedroom overlooking the rear garden, steps down off the bedroom have creating a dressing room area with arch leading through to

Bedroom Two

With bay leaded window overlooking the rear garden with fitted wardrobes and wash hand basin

Bedroom Three

With leaded bay window overlooking the rear garden, fitted wardrobes and wash hand basin

Bedroom Four

With leaded double glazed window to the front elevation with fitted wardrobes, eye level units and wash hand basin

Family Bathroom

With three piece suite comprising shower, corner bath and shower over, wash hand basin, with separate wc.

Outside

The property sits on a stunning plot with half an acre, electric gates gives access onto the large semi circular driveway which has been landscaped and has raised garden areas which has been brick paved with landscaped front garden area and access to the Double Garage and front entrance door. The rear garden is approximately 120ft in length and raised bandstand, garden area, and further slabbed seating area with raised pond and wooden bridge, linked to the log cabin housing the swimming pool. The log cabin adjoins an outdoor arched dining area with kitchenette, outdoor store, dining area, and electric heating, with tiled floor.

The south facing garden has an arch leading through to the secret garden area, vegetable patch, greenhouse, summerhouse and further sheds

Services

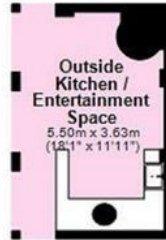
Gas, electricity, water and drainage are connected.

Council Tax Band

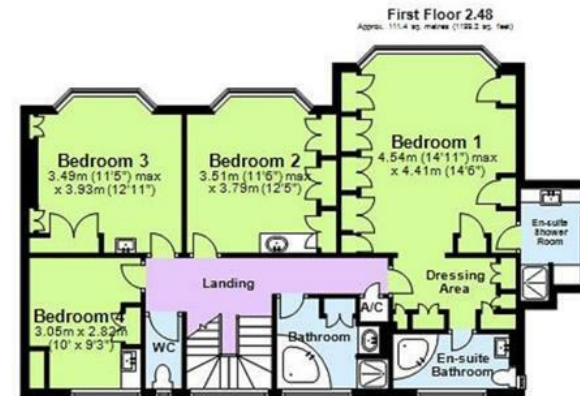
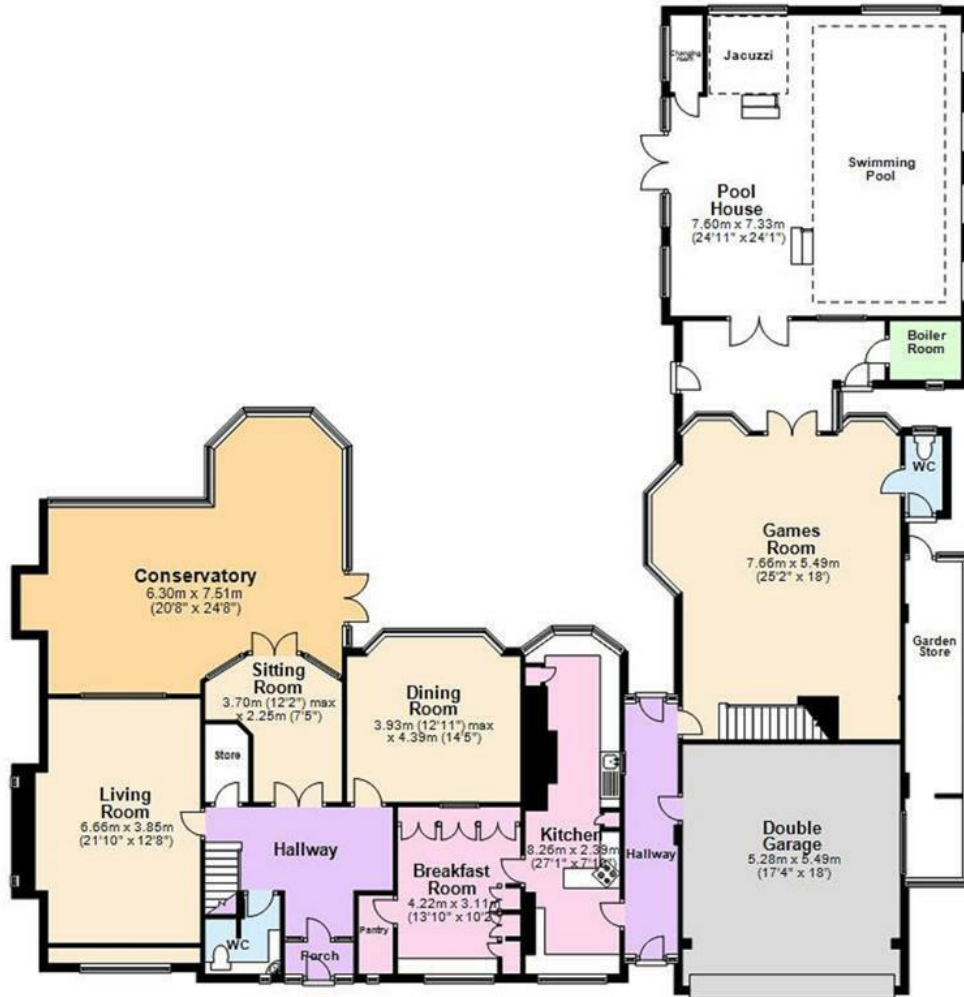
The local authority have advised us that the property is in council tax band G which, currently incurs a charge of £3122.80

Prospective purchasers are advised to confirm this.



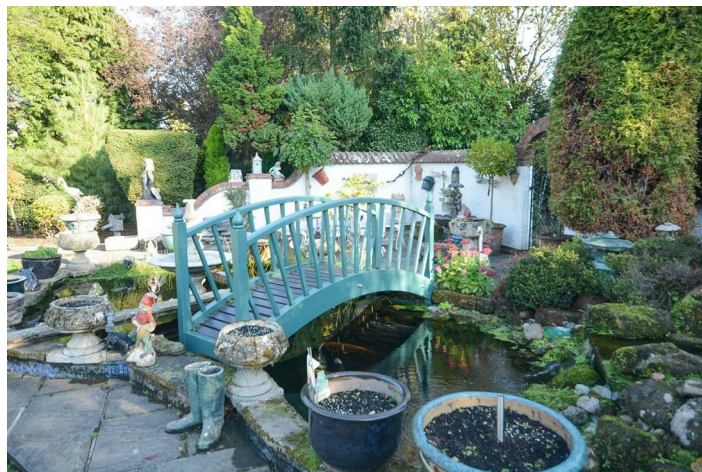


Ground Floor 2.34
Approx. 267.6 sq. metres (2882.2 sq. feet)



First Floor 2.48
Approx. 111.4 sq. metres (1192.2 sq. feet)

Total area: approx. 479.0 sq. metres (5155.9 sq. feet)



Edwalton is a desirable 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 radius.

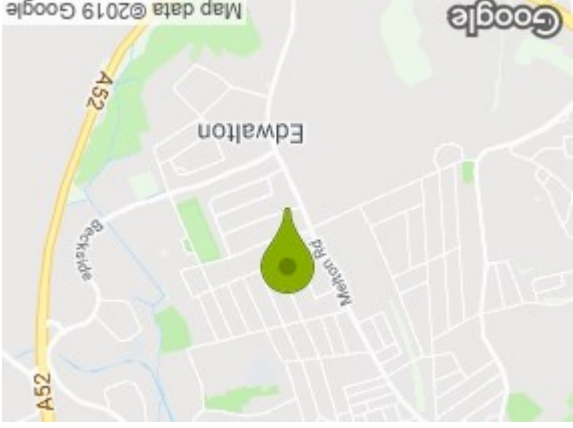
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