

# SUPERIOR HOMES

## ROYSTON & LUND





# 24 Cherry Tree Lane

Edwalton | NG12 4AL

Guide price £775,000

GUIDE PRICE £775,000 - £800,000

\*\*\*Virtual Viewing available upon request\*\*\*

This five bedroom detached family home in the sought after location of Edwalton offers versatile living space over two floors and occupies a very healthy plot on a quiet cul-de-sac. Having been well maintained by the current owners whilst still leaving room to develop further, this really would be your forever home.

The property briefly comprises of an entrance hallway with cloak room and understairs storage, a lounge that runs the width of the property and features an inglenook style fireplace, dining room, office, kitchen with utility area and dining area overlooking the beautiful rear garden. Upstairs there are four double bedrooms, two of which have an ensuite and one single bedroom along with a family bathroom.

Outside to the front there is a manicured garden with block paved driveway big enough for two cars and a double detached garage. To the rear is a patio area with a large lawned garden surrounded by mature trees, making it a wonderfully private area for relaxing or entertaining family and friends.







- GUIDE PRICE £775,000 - £800,000
- Five bedroom family home
- Three reception rooms plus an office
- Two ensuites, family bathroom and downstairs wc
- Double driveway and double detached garage
- Kitchen with utility area
- Sought after location
- Private rear garden
- Council Tax Band G
- EPC Rating C



















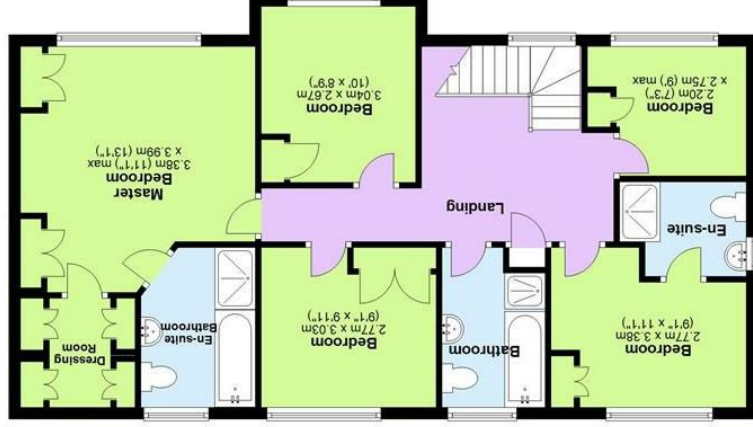
Edwalton is a much sought after location and is conveniently located to provide easy access into West Bridgford Town Centre and also lies within the catchment area for the good local primary and secondary schooling.

West Bridgford Town Centre can be found close by, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. 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 all within 3 miles



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.



Total area: approx. 170.5 sq. metres (1835.6 sq. feet)

England & Wales		England & Wales	
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current	Potential	Current	Potential
71	79	60	68

