

Sunnycrest, Highgrove Gardens, Edwalton, NG12 4DF

Guide Price **£1,200,000**

Detached House, 5 Bedrooms

Sunnycrest is a stunning five double bedroom modern family home that occupies a double width corner plot of 1/4 of an acre in this highly regarded Edwalton location. The house boasts a total of five reception rooms, a high specification kitchen and a useful integral double garage. Upstairs off the impressive landing with orangery roof are four en-suite double bedrooms, a further double bedroom and luxurious family bathroom. Early viewing is highly recommended to fully appreciate the amount and quality of the accommodation on offer.

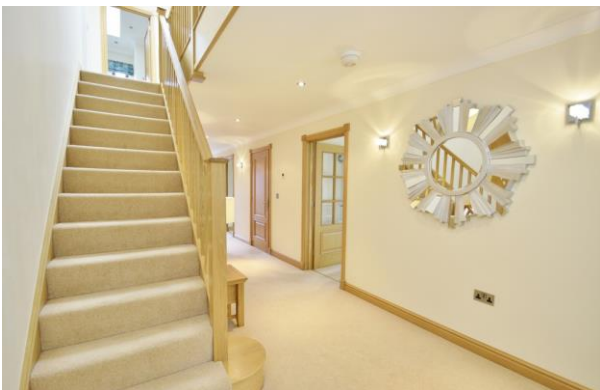
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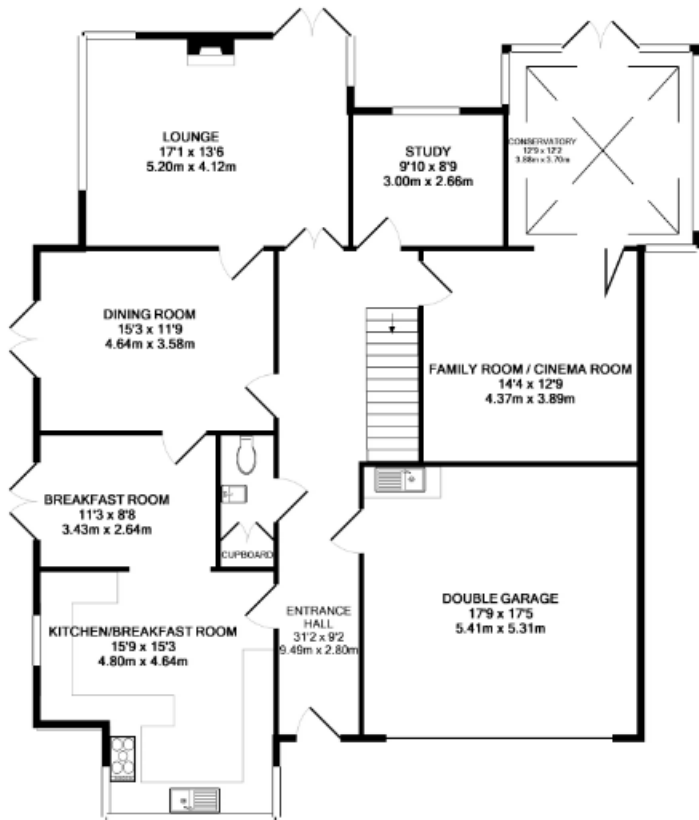
Key features:

- Double Width Corner Plot of 1/4 of an Acre
- Incredibly Generous & Luxurious Accommodation Throughout
- Five Double Bedrooms & Five Bathrooms
- Five Reception Rooms & High Specification Kitchen
- Large West Facing Landscaped Garden & Patio Area
- Integral Double Garage

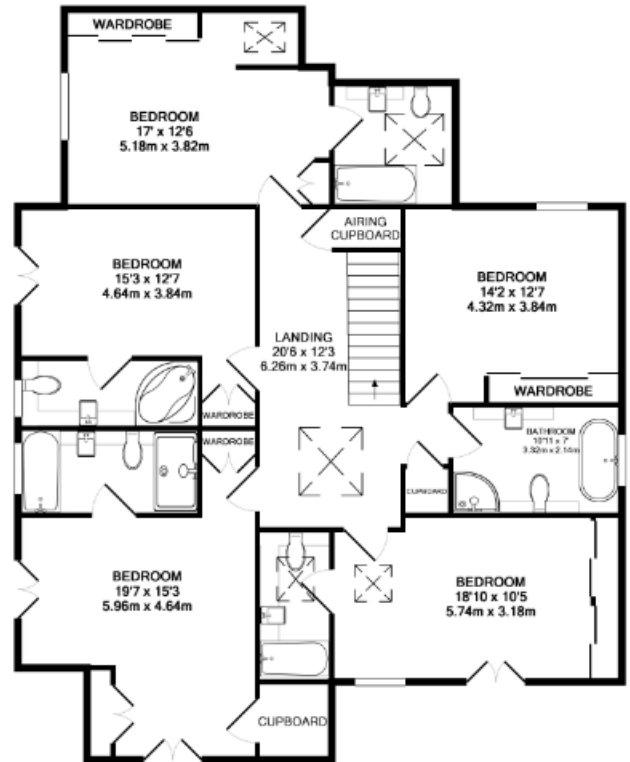


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GROUND FLOOR
APPROX. FLOOR
AREA 1717 SQ.FT.
(159.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1501 SQ. FT.
(139.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3218 SQ.FT. (298.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.

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Energy Performance Certificate



Sunnycrest,
Highgrove Gardens,
Edwalton,
NOTTINGHAM,
NG12 4DF

Dwelling type: Detached house
Date of assessment: 16 July 2009
Date of certificate: 16 July 2009
Reference number: 8109-0966-5420-5396-3313
Total floor area: 278 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-plus) A			(92-plus) A
(81-91) B			(81-91) B
(69-80) C	75	76	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT NOTICE

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rex Gooding LLP.