

HoldenCopley

PREPARE TO BE MOVED

Edwin Street, Daybrook, Nottinghamshire NG5 6AY

Guide Price £325,000

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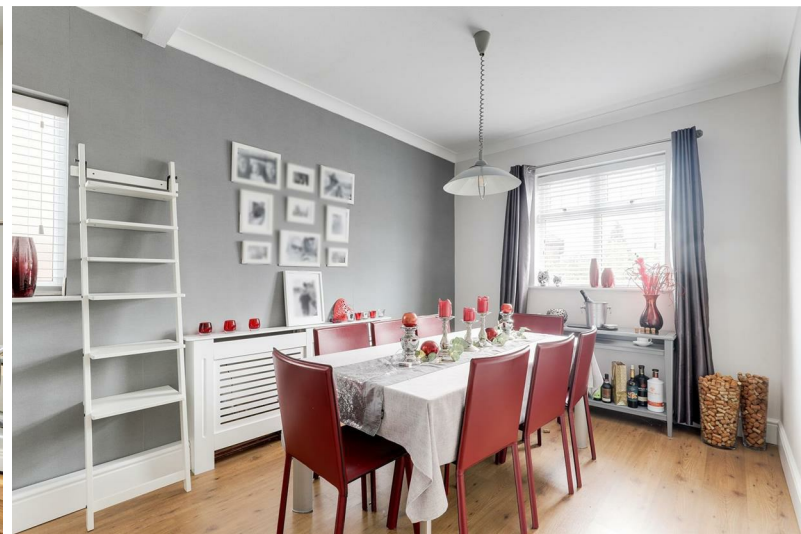


GUIDE PRICE £325,000 - £350,000

WELL-PRESENTED THROUGHOUT...

Welcome to this stunning four-bedroom detached house, a spacious and well-presented home located in a popular area, offering an enviable lifestyle within easy reach of local amenities and excellent transport links. Upon entering, you're greeted by a welcoming hallway leading to the reception room with natural light streaming in from the large bay window, creating a warm and inviting ambiance. Adjacent is a versatile study room, perfect for those working from home, as well as a convenient utility room, an office, and a workshop/garage, providing ample space for various activities. The ground floor also features a spacious dining room, ideal for hosting gatherings and entertaining guests. At the same time, the modern fitted kitchen boasts a standout large island, making meal preparation a breeze. A handy W/C completes this level. Ascending to the upper level, you'll discover four generously proportioned double bedrooms. The third bedroom grants access to a delightful roof terrace, featuring a decked area, perfect for enjoying the outdoors. Completing the layout is a stylish bathroom. Outside, the property boasts two driveways, providing off-road parking for multiple cars, along with access to the workshop/garage, catering to the practical needs of modern living.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Reception Rooms & Office
- Modern Kitchen
- Utility Room
- Stylish Bathroom
- Roof Terrace
- Driveway & Workshop/Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

20'6" x 8'7" (6.25 x 2.63)

The hallway has Karndean flooring, carpeted stairs, a radiator, ceiling coving, two in-built storage cupboards, UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

14'8" x 12'11" (4.49 x 3.95)

The living room has laminate wood-effect flooring, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Study

12'11" x 10'11" (3.96 x 3.34)

The study has laminate wood-effect flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Utility Room

9'10" x 9'8" (3.00 x 2.96)

The utility room has carpeted flooring, space and plumbing for a washing machine & tumble dryer and a UPVC double-glazed obscure window to the rear elevation.

Office

10'9" x 9'4" (3.30 x 2.85)

The office has carpeted flooring, a wall-mounted electric heater and a UPVC double-glazed window to the rear elevation.

Workshop

21'3" x 8'6" (6.49 x 2.61)

The workshop has insulated carpeted tiled flooring, ample storage space and a single composite door providing access to the front of the property.

Dining Room

14'11" x 9'5" (4.57 x 2.88)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the side and rear elevations.

Kitchen

14'8" x 13'0" (4.48 x 3.98)

The kitchen boasts a variety of fitted units, complemented by a large feature island featuring a Corian worktop. It includes an undermount sink paired with a swan neck mixer tap, alongside an array of integrated appliances such as an oven, microwave, induction hob, dishwasher, and fridge. Recessed spotlight, a radiator, Karndean flooring and a UPVC double-glazed window to the front elevation.

W/C

5'9" x 2'7" (1.77 x 0.80)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, Karndean flooring and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Galleried Landing

18'0" x 11'0" (5.49 x 3.36)

The landing has carpeted flooring, a radiator, ceiling coving, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

14'11" x 14'9" (4.57 x 4.50)

The main bedroom has carpeted flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the side and front elevations.

Bedroom Two

15'3" x 13'0" (4.67 x 3.97)

The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

10'11" x 13'0" (3.35 x 3.97)

The third bedroom has laminate wood-effect flooring, a radiator, a picture rail, a UPVC double-glazed window to the side elevation and a single door providing access to the roof terrace.

Roof Terrace

The roof terrace is a decked area with courtesy lighting and trellis panelling.

Bedroom Four

9'11" x 9'5" (3.04 x 2.88)

The fourth bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Bathroom

10'10" x 6'1" (3.32 x 1.86)

The bathroom has a low level dual flush W/C a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower, a vertical radiator, recessed spotlights, an extractor fan, Karndean flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is Presscrete driveway providing off-road parking for multiple cars, access to the workshop/garage and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

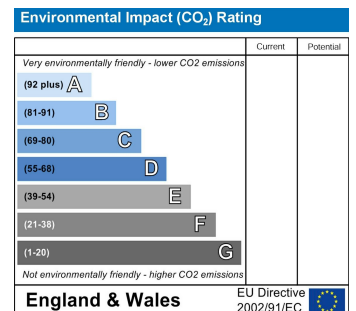
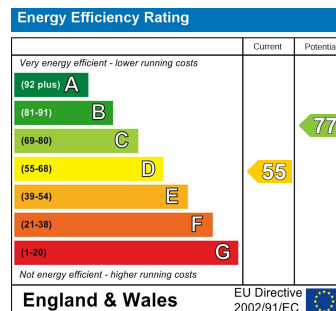
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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