

# HoldenCopley

PREPARE TO BE MOVED

Edwin Street, Daybrook, Nottinghamshire NG5 6AX

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Offers Over £250,000 - £260,000

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GUIDE PRICE: £250,000 - £260,000

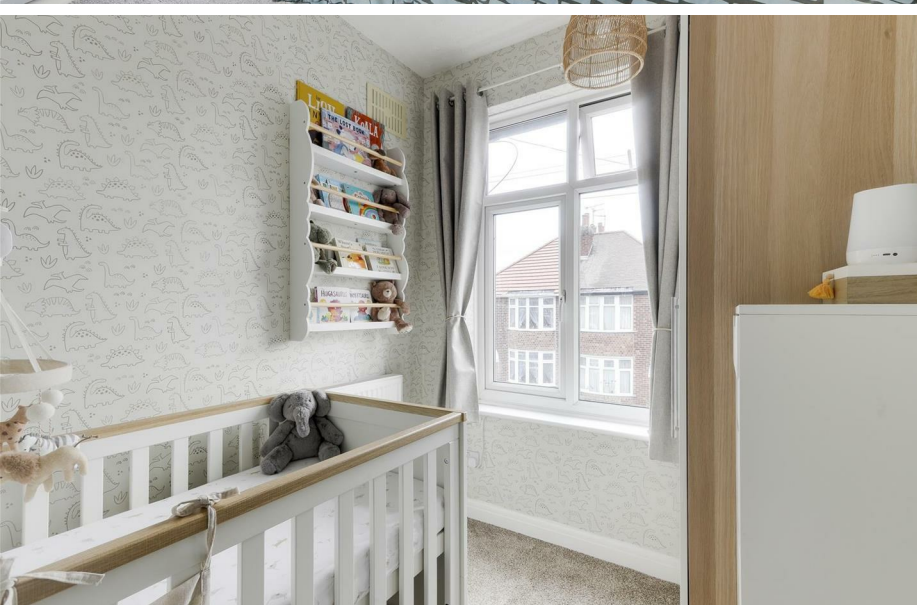
NOT TO BE MISSED...

This exceptionally well-presented three-bedroom semi-detached house offers spacious and stylish accommodation, making it an ideal choice for first-time buyers or a growing family. Situated in a sought-after location, the property benefits from excellent access to local amenities, great school catchments, and convenient commuting links, including easy access to the City Hospital and Nottingham City Centre. The ground floor boasts a welcoming entrance hall leading to a bright and airy living room, a modern fitted kitchen seamlessly open-plan to a dining area, and a generously sized conservatory that enhances the living space. Upstairs, there are two well-proportioned double bedrooms and a comfortable single bedroom, all serviced by a contemporary shower suite. Externally, the property features on-street parking to the front, while the rear showcases a private, well-maintained garden with a large outhouse, providing valuable additional storage.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen & Dining Area
- Conservatory
- Stylish Shower Suite
- Private Garden With Large Brick-Built Outhouse
- Security Alarm Fitted
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'3" x 6'1" (3.45 x 1.86)  
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built under stair cupboard, a wall-mounted security alarm panel, wall-mounted coat hooks, UPVC double-glazed stained-glass windows to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

14'9" x 10'11" (4.50 x 3.34)  
The living room has a UPVC double-glazed stained-glass bay window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a recessed chimney breast alcove, a radiator, and open access into the kitchen diner.

Kitchen Diner

17'4" x 10'10" (5.29 x 3.31)  
The kitchen has a range of fitted shaker-style base and wall units with under-cabinet lighting, a Belfast style sink with a swan neck mixer tap, an integrated dishwasher, a freestanding range cooker with an extractor hood, space for an American-style fridge freezer, tiled splashback, wood-effect flooring, space for a dining table and chairs, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors opening into the conservatory.

Conservatory

17'5" x 10'9" (5.32 x 3.30)  
The conservatory has space and plumbing for a washing machine, space for a tumble-dryer, tile-effect flooring, a radiator, a polycarbonate ceiling with a ceiling fan light, UPVC double-glazed windows to the rear elevation, a single door and double French doors opening out to the garden.

FIRST FLOOR

Landing

8'7" x 6'8" (2.62 x 2.04)  
The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, a wall-mounted security alarm panel, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

14'11" x 10'5" (4.56 x 3.20)  
The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

10'11" x 9'8" (3.35 x 2.96)  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a picture rail, and two in-built wardrobes.

Bedroom Three

7'8" x 6'8" (2.36 x 2.04)  
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Shower Room

6'11" x 5'4" (2.12 x 1.65)  
The shower room has a concealed dual flush W/C, a countertop wash basin, a heated Bluetooth LED mirror, a walk-in shower enclosure with an overhead rainfall shower, a handheld showerhead, wall-mounted fixtures and body jets, a recessed wall alcove, partially tiled walls, wood-effect flooring, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is enclosed garden with shared gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with block-paved patio, a lawn, a dwarf wall, various plants, a large brick-built outhouse, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – CityFibre, Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)  
Phone Signal – Good 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very Low Risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

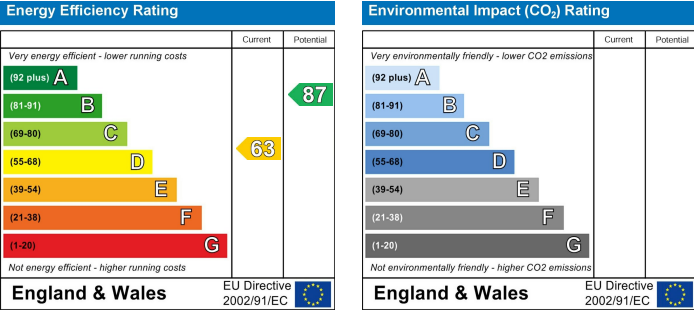
DISCLAIMER

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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