



Hornbeam Close, Edwalton Nottingham NG12 4GH

welcome to

Hornbeam Close, Edwalton Nottingham

William H Brown are pleased to market this beautifully presented three-bedroom semi-detached home. Situated in the ever- popular location of Edwalton, with great local amenities and newly built school. **VIEWING IS HIGHLY RECOMMENDED!**



Entrance Hall Lounge

16' 2" x 11' 9" (4.93m x 3.58m)

A fantastic room to relax and unwind in after a long day at work.

Kitchen/Dining

15' x 10' 5" (4.57m x 3.17m)

Matching wall and base units with integrated appliances, which includes fridge freezer, dishwasher and oven with electric hob. French doors leading out into the garden.

Downstairs W/C

Low level w/c and hand basin.

Bedroom One

Double bedroom with double glazed windows and a radiator.

Ensuite

Shower cubicle, low level w/c and hand basin.

Bedroom Two

10' 4" x 8' 5" (3.15m x 2.57m)

Double bedroom with double glazed windows and a radiator.

Bedroom Three

8' 9" x 6' 3" (2.67m x 1.91m)

A single bedroom with double glazed windows.

Family Bathroom

A three-piece bathroom suite with overhead shower, hand basin and a low level w/c.

Outside Space

To the front of the property there are two car parking spaces with an EV charging point.

To the rear of the property, there is a patio and lawn area, with side access from the front of the house.



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Hornbeam Close, Edwalton Nottingham

- SEMI-DETACHED THREE BEDROOMS HOUSE
- DRIVEWAY FOR TWO CARS
- LARGE GARDEN
- COUNCIL TAX BAND C
- FANTASTIC LOCATION

Tenure: Freehold EPC Rating: B

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF102987 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West
Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk