



**Robinson Close, Edwalton NOTTINGHAM NG12 4JU**

**welcome to**

**Robinson Close, Edwalton NOTTINGHAM**

William h Brown have pleasure in offering this immaculate 2-bedroom End-Terraced house, situated down a quiet cul-de-sac within the ever popular village of Edwalton!



### **Entrance Hall**

Door to front aspect, radiator, door to lounge, kitchen and cloakroom

### **Cloakroom**

Mid level WC wash hand basin, window to side aspect, radiator

### **Lounge**

15' 6" x 13' 1" ( 4.72m x 3.99m )

Understairs cupboard, television point, radiator, french doors to rear garden

### **Kitchen**

10' x 6' 1" ( 3.05m x 1.85m )

Fitted with wall and base units with work surfaces above, electric oven with gas hob and cooker hood above, integral fridge/freezer, washing machine and dishwasher, window to front aspect

### **Landing**

Loft access, doors to both bedrooms and bathroom

### **Bedroom One**

13' 1" x 10' 1" ( 3.99m x 3.07m )

Window to rear aspect, radiator

### **Bedroom Two**

11' 1" x 8' 5" ( 3.38m x 2.57m )

Window to front aspect, radiator, built in wardrobes

### **Bathroom**

Mid level WC, wash hand basin, bath and mixer taps with rainwater shower over, heated towel rail, shaving point

### **External**

A tarmac drive for up to three vehicles. The rear garden is fully enclosed, with a paved patio area, timber decking, side access gate and is fully enclosed



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## **Robinson Close, Edwalton NOTTINGHAM**

- TWO-BEDROOM HOUSE
- LARGE LOUNGE/DINER
- TWO EXCELLENT SIZED BEDROOMS
- FULLY ENCLOSED GARDEN
- DRIVEWAY FOR THREE VEHICLES

Tenure: Freehold EPC Rating: B

offers in excess of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBF103361 - 0003

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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.



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