



**Rose Way, Edwalton Nottingham NG12 4JE**

**welcome to**

**Rose Way, Edwalton Nottingham**

**\*\*\*CHAIN FREE\*\*\***

William h brown are pleased to offer this stunning four-bedroom detached family home, perfectly located close to local schools and amenities in Edwalton! **VIEWING IS ESSENTIAL!**



## **Entrance Hallway**

Door to front aspect, radiator, storage and understairs cupboard, doors to:

## **Cloakroom**

Mid level WC, wash hand basin, extractor fan, tiled splashback

## **Study**

8' 9" x 6' 8" ( 2.67m x 2.03m )

Window to front aspect, radiator

## **Living Room**

17' x 11' 5" ( 5.18m x 3.48m )

Window to front aspect, two radiators, television and media points

## **Kitchen/Diner**

25' 5" x 14' 6" Max ( 7.75m x 4.42m Max )

Fitted kitchen with wall and base units, as well as a kitchen island with solid granite surfaces, electric oven and hob with cookerhood above, integral fridge/freezer, dishwasher, and 1 1/2 bowl stainless steel sink, windows and french doors to rear aspect and door to utility area.

## **Utility Area**

With space and plumbing for washing machine and tumble dryer

## **Landing**

Stairs from the entrance hallway, doors leading to all bedrooms and family bathroom,

## **Bedroom One**

14' 3" x 9' 10" ( 4.34m x 3.00m )

Fitted wardrobes, radiator, window to front aspect, door to ensuite

## **Ensuite**

Mid level WC, wash hand basin, shower cubicle, heated towel rail, partly tiled walls, extractor fan, window to side aspect

## **Bedroom Two**

12' 7" x 8' 8" ( 3.84m x 2.64m )

Window to front aspect, radiator

## **Bedroom Three**

9' 1" x 8' 1" ( 2.77m x 2.46m )

Window to rear aspect, radiator

## **Bedroom Four**

9' 1" x 6' 4" ( 2.77m x 1.93m )

## **Bathroom**

Mid level WC, wash hand basin, shower cubicle and bath with mixer taps, partly tiled walls, heated towel rail, extractor fan, window to side aspect

## **Externally**

Externally the property boasts from a garage with power and lighting facilities, with a driveway in front providing parking for a minimum of two vehicles.

The rear garden is fully enclosed and is predominantly laid to lawn, as well as a large patio area and side access gate.



***view this property online*** [williamhbrown.co.uk/Property/WBF103481](http://williamhbrown.co.uk/Property/WBF103481)



welcome to

## Rose Way, Edwalton Nottingham

- FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- HIGH QUALITY KITCHEN/DINER
- MAIN BEDROOM WITH ENSUITE
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers in excess of

**£500,000**



view this property online [williamhbrown.co.uk/Property/WBF103481](http://williamhbrown.co.uk/Property/WBF103481)



Property Ref:  
WBF103481 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Please note the marker reflects the  
postcode not the actual property

 william h brown  
Incorporating  
Porter  
Glenny



**01159 819828**



[westbridgford@williamhbrown.co.uk](mailto:westbridgford@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)