



**Fowler Road, Edwalton Nottingham NG12 4JS**

**welcome to**

**Fowler Road, Edwalton Nottingham**

A stunning 5-bedroom detached family home is a sought after location. Renovated and extended to make this property a one off on the market. VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THIS PROPERTY.



### **Entrance Hall**

A welcoming entrance hall with fully tiled flooring, a composite front door and a large storage cupboard, ideal for a pantry.

### **Cloakroom**

5' 4" x 2' 9" ( 1.63m x 0.84m )

Comprising of a heated towel rail, a WC and a washbasin. Decorated with tiled flooring and walls.

### **Cloakroom**

5' 4" x 2' 9" ( 1.63m x 0.84m )

Comprising of a heated towel rail, a WC and a washbasin. Decorated with tiled flooring and walls.

### **Study/Office**

10' 4" max x 7' 11" ( 3.15m max x 2.41m )

Off the entrance hall is this perfect home office or playroom for the kids. Benefiting from under floor heated and a beautiful, panelled back wall. The room is situated at the front of the property.

### **Snug**

10' x 10' 6" ( 3.05m x 3.20m )

Positioned at the front of the property with double doors from the entrance hall this room offers a warm cosy feel. Fitted with carpet, fitted blinds and a radiator.

### **Lounge**

16' 2" max x 17' 3" ( 4.93m max x 5.26m )

A beautiful room with a wow factor. Entering the room you are greeted with the sight of a stunning slate stone wall with a built-in fire and insert for a TV. The room is carpeted and offer double patio doors out to the rear garden.

### **Kitchen/Diner/Sitting Room**

17' 9" max x 27' 8" maz ( 5.41m max x 8.43m maz )

This room is truly the standout room in this property. Fully renovated with a stunning new kitchen with a central island, matching base and eye level units. Fitted with integrated wine cooler, Nef double ovens, a dishwasher, a 5 ring gas hob and an in roof extractor fan. The floors are fully tiled matching the

entrance hall. The extension is flooded with natural light from the two sky lanterns and the bi-fold doors to the rear garden.

### **Utility Room**

5' 4" x 6' 6" ( 1.63m x 1.98m )

An extremely useful space for an family, the utility offers ample storage and access to the side of the property.

### **Landing**

The landing is a lovely open space thanks to the installation of glass balustrade and oak hand rails. Fully carpeted throughout with an airing cupboard.

### **Master Bedroom**

13' 3" max x 12' 6" ( 4.04m max x 3.81m )

A beautiful master room with built-in sliding wardrobes, fitted carpets and a radiator. Ample natural light from the two front facing windows.

### **Master En Suite**

11' 4" max x 6' 1" max ( 3.45m max x 1.85m max )

Fully renovated with tiled floors and walls, a free standing bath, a WC, a washbasin. heated towel rail and a shower cubicle.

### **Bedroom 2**

12' 6" max x 11' 5" ( 3.81m max x 3.48m )

A double bedroom with front aspect views. Fitted with built-in wardrobes, carpet and a radiator.

### **En Suite 2**

A fully tiled en suite comprising of a WC, a washbasin, heated towel rail and a shower cubicle.

### **Bedroom 3**

8' 9" x 11' 2" ( 2.67m x 3.40m )

A double bedroom with views out to the rear of the property. Fitted with carpet and a radiator.

### **Bedroom 4**

10' 8" x 8' 9" ( 3.25m x 2.67m )

A double bedroom with views out to the rear of the property. Fitted with carpet and a radiator.

### **Bedroom 5/Dressing Room**

12' 5" max x 9' 4" max ( 3.78m max x 2.84m max )

Currently being used as a dressing room with fitted wardrobes. If taken out this would be a double bedroom. Fitted with carpet and radiator.

### **Family Bathroom**

Comprising of a bath with an overhead shower, a WC, a washbasin and a heated towel rail.

### **Outside**

The property benefits from a driveway out front and a single garage. To the rear is a lovely landscaped garden with a decked patio, a slabbed patio and a lawn.



**view this property online** [williamhbrown.co.uk/Property/WBF103117](http://williamhbrown.co.uk/Property/WBF103117)



welcome to

## Fowler Road, Edwalton Nottingham

- Stunning 5-bedroom detached family property
- Popular location
- Council tax band F
- 3 Bathrooms
- Beautiful kitchen, diner, sitting room

Tenure: Freehold EPC Rating: B

offers in the region of

**£950,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBF103117](https://www.williamhbrown.co.uk/Property/WBF103117)



Property Ref:  
WBF103117 - 0002

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.

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



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**