

# HoldenCopley

PREPARE TO BE MOVED

Birkdale Close, Edwalton, Nottinghamshire NG12 4FB

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Guide Price £850,000 - £875,000

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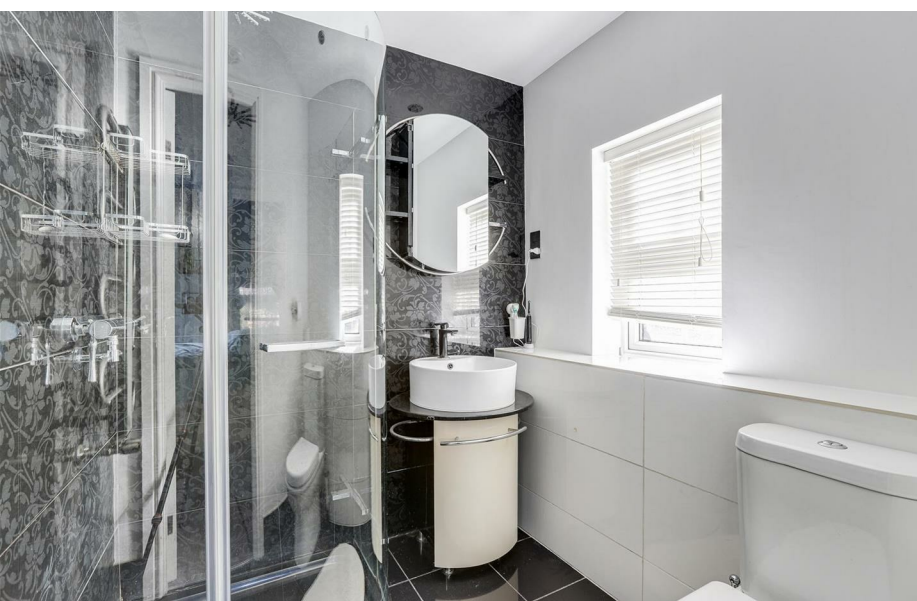
GUIDE PRICE: £850,000 - £875,000

YOUR NEW FAMILY HOME...

Nestled in the desirable Edwalton Village, this substantial detached house stands as an ideal haven for a growing family, boasting an impressive blend of space, style, and tranquility. Situated on a quiet cul-de-sac and within the catchment area for esteemed local schools, this residence presents a picture of refined living. Upon entering through the front door into a welcoming hallway with a convenient W/C, the ground floor unfolds with a bay living room featuring a captivating fireplace and double doors leading to the elegant dining room. Additional living spaces include a cosy family room with access to a well-appointed shower room and sauna / store room. The heart of the home, the contemporary kitchen, is a bespoke masterpiece with high-end integrated appliances, underfloor heating, bi-fold doors, and a central breakfast island. A utility room connects seamlessly to the double garage and garden. Ascending the stairs, four generously sized bedrooms, all adorned with built-in wardrobes, await, accompanied by a dedicated study. The main bedroom boasts a walk-in wardrobe and en-suite, while bedroom two enjoys its own en-suite, complemented by a separate family bathroom. Luxurious touches extend to heated towel rails and underfloor heating in the main and master en-suite bathrooms. Outside, a landscaped front garden and a lengthy double driveway welcome residents, while the rear unveils a picturesque garden with a patio spanning the property's width and flourishing greenery. This residence seamlessly combines modern elegance with practical family living, offering a truly exceptional and well-presented home.

MUST BE VIEWED





- Substantial Detached House
- Four Bedrooms & Office
- High-Spec Fitted Kitchen
- Three Reception Rooms
- Utility & W/C
- Underfloor Heating
- Three Modern Bathroom Suites
- Integral Double Garage & Off-Road Parking
- Generous-Sized Garden
- Sought-After Location





## GROUND FLOOR

### Entrance Hall

16'10" x 7'7" (max) (5.15m x 2.33m (max))

The entrance hall has wood-effect flooring, an oak staircase with glass-panels and carpeted stairs, a UPVC double-glazed obscure panelled window to the front elevation, and a single composite door providing access into the accommodation.

### W/C

5'7" x 3'0" (1.71m x 0.93m )

This space has a low level dual flush W/C, a countertop wash basin, a radiator, tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the front elevation.

### Living Room

20'9" x 12'5" (max) (6.33m x 3.81m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, two radiators, coving to the ceiling, a feature fireplace with a decorative surround, and double doors leading into the dining room.

### Dining Room

12'11" x 12'7" (max) (3.94m x 3.84m (max))

The dining room has carpeted flooring, a radiator, coving to the ceiling, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

### Family Room

13'0" x 11'11" (max) (3.97m x 3.64m (max))

The family room has wood-effect flooring, a TV point, a reception room, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

### Shower Room

7'10" x 2'7" (2.40m x 0.80m )

This space has a shower enclosure with a wall-mounted electric shower fixture, a pedestal wash basin, and partially tiled walls.

### Sauna

7'8" x 5'9" (2.35m x 1.76m )

### Kitchen Diner

21'8" x 12'11" (max) (6.61m x 3.94m (max))

The kitchen has a range of fitted gloss base and wall units, a feature breakfast bar island, an undermount sink and a half with a brushed steel swan neck mixer tap, an integrated dishwasher, two integrated Siemens ovens, an integrated Siemens combi-oven and steamer, an induction hob with an extractor fan, two integrated wine coolers, a full-height integrated fridge and separate freezer, wood-effect flooring with underfloor heating, a TV point, recessed spotlights, and bi-folding doors opening out to the rear garden.

### Utility Room

12'10" x 5'8" (3.93m x 1.73m )

The utility room has fitted base and wall units with worktops, an undermount sink with a swan neck mixer tap and draining grooves, space and plumbing for a washing machine, space for various other appliances, wood-effect flooring, recessed spotlights, an extractor fan, an internal door to the double garage, a UPVC double-glazed obscure window to the rear elevation, and a single UPVC door providing access to the rear garden.

### Double Garage

19'5" x 17'6" (max) (5.92m x 5.34 (max))

The double garage has ceiling strip lights, power points, a single UPVC door providing side access, and two electric roller doors opening out onto the front driveway.

## FIRST FLOOR

### Landing

16'2" x 8'5" (max) (4.95m x 2.58m (max))

The landing has carpeted flooring, a radiator, a glass-panelled banister, an in-built airing cupboard, access to the loft via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

13'3" x 11'8" (4.05m x 3.58m )

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, access to the walk-in-closet, and access into an en-suite.

### En-Suite

6'0" x 5'10" (1.84m x 1.78m )

The en-suite has a low level dual flush W/C, a countertop wash basin, a shower enclosure with an overhead rainfall shower head, a chrome heated towel rail, partially tiled walls, tiled flooring with underfloor heating, recessed spotlights, an electrical shaving point, and a UPVC double-glazed obscure window to the side elevation.

### Walk-In-Closet

5'10" x 5'3" (1.79m x 1.62m )

This space has carpeted flooring and a range of fitted storage.

### Bedroom Two

13'3" x 11'4" (max) (4.05m x 3.46m (max))

The second bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, a fitted sliding door wardrobe, and access into the second en-suite.

### En-Suite Two

8'3" x 3'6" (2.52m x 1.09m )

The second en-suite has a low level dual flush W/C, a wash basin, an electrical shaving point, a shower enclosure with a shower tower panel, partially tiled walls, tiled flooring, recessed spotlights, and an extractor fan.

### Bedroom Three

11'10" x 10'7" (max) (3.63m x 3.23m (max))

The third bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, and an in-built wardrobe.

### Bedroom Four

12'6" x 8'3" (3.82m x 2.53m )

The fourth bedroom has two UPVC double-glazed windows to the front elevation, wood-effect flooring, a radiator, and an in-built wardrobe.

### Study

8'5" x 6'5" (2.58m x 1.97m )

The study has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and double doors.

### Bathroom

7'11" x 6'6" (2.42m x 1.99m )

The bathroom has a low level dual flush W/C, a wash basin with fitted storage, a double-ended bath with central taps, an overhead rainfall shower and a handheld shower head, tiled flooring with underfloor heating, partially tiled walls, a chrome heated towel rail, an electrical shaving point, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a lawn area, a double-width driveway, access into the double garage, courtesy lighting, and gated access to the side and rear garden.

### Rear

To the rear of the property is a private enclosed garden with paved patio areas, a lawn, courtesy lighting, various plants and shrubs, an outdoor tap, fence panelled boundaries, and gated access.

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band G

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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