

# HoldenCopley

PREPARE TO BE MOVED

The Paddocks, Edwalton, Nottinghamshire NG12 4AR

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Guide Price £600,000 - £700,000

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NO UPWARD CHAIN...

This exceptional five-bedroom detached dormer bungalow, meticulously crafted for the current vendors' family 45 years ago, stands as a testament to custom-built quality. Boasting spacious and meticulously maintained accommodations both inside and out, this residence is offered to the market with no upward chain. Nestled in the highly sought-after location of Edwalton, it enjoys proximity to the scenic countryside, local amenities, and excellent commuting links. The ground floor encompasses an inviting entrance hall, a generously sized living room with a striking feature fireplace, a delightful conservatory, a well-appointed kitchen with a separate utility room, a convenient W/C, and the first double bedroom with its own en-suite. Ascending to the first floor reveals four additional double bedrooms, all serviced by a well-appointed bathroom suite and offering ample storage space. The exterior of the property features a front driveway providing off-road parking and access to the double garage. The rear unfolds into a private enclosed garden, complete with a charming patio area, a lush lawn, a greenhouse, and a shed, creating an idyllic outdoor space for relaxation and enjoyment. This unique and cherished family home encapsulates the essence of comfortable and convenient living.

MUST BE VIEWED





- Detached Dormer Bungalow
- Five Double Bedrooms
- Spacious Living Room
- Fitted Kitchen With Separate Utility
- Two Bathroom Suites & Ground Floor W/C
- Double Garage
- Ample Off-Road Parking
- Well-Maintained Garden
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

6'11" x 21'0" (2.11m x 6.41m)

The entrance hall has wooden flooring, a radiator, a wooden staircase with decorative spindles and carpeted stairs, coving to the ceiling, windows to the front elevation, and a single door providing access into the accommodation.

### Living Room

17'0" x 16'1" (5.20m x 4.92m)

The living room has a full-height double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a feature fireplace with a decorative surround, a TV point, and a radiator.

### Kitchen

16'10" x 17'5" (5.14m x 5.33m)

The kitchen has a range of fitted base and wall units with worktops, a double sink with a mixer tap and drainer, an integrated oven, an integrated microwave, an electric hob with an extractor fan, space and plumbing for a dishwasher, a radiator, coving to the ceiling, vinyl flooring, single-glazed windows to the rear elevation, and double doors opening into the conservatory.

### Conservatory

8'5" x 11'3" (2.59m x 3.44m)

The conservatory has vinyl flooring, a polycarbonate roof, single-glazed windows to the side and rear elevation, and double doors opening out to the rear garden.

### Utility Room

5'7" x 7'8" (1.72m x 2.35m)

The utility room has fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, tiled splashback, vinyl flooring, and a single door providing access to the garden.

### W/C

4'4" x 5'6" (1.34m x 1.70m)

This space has a low level dual flush W/C, a wash basin with fitted storage underneath, tiled splashback, wood-effect flooring, and a radiator.

### Bedroom One

13'9" x 12'5" (4.21m x 3.80m)

The first bedroom has carpeted flooring, a TV point, coving to the ceiling, a fitted wardrobe with a dressing table and drawers, a radiator, a sliding patio door opening out to the rear garden, and access into the en-suite.

### En-Suite

10'0" x 8'1" (3.07m x 2.47m)

The en-suite has a low level dual flush W/C, a bidet, a vanity unit wash basin with fitted storage, a walk-in shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, partially tiled walls, a heated towel rail, and a single-glazed obscure window to the rear elevation.

### Double Garage

16'5" x 17'3" (5.01m x 5.27m)

The double garage has a wall-mounted boiler, lighting, power points, and an electric up and over door opening out onto the front driveway.

## FIRST FLOOR

### Landing

23'2" x 11'8" (7.08m x 3.58m)

The landing has carpeted flooring, a double-glazed window to the front elevation, access to the loft, and provides access to the first floor accommodation.

### Bedroom Two

20'6" x 11'3" (6.27m x 3.44m)

The second bedroom has a single-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built storage cupboard, and a walk-in-closet.

### Walk-In-Closet

5'11" x 6'0" (1.81m x 1.85m)

This space has carpeted flooring.

### Bedroom Three

12'10" x 16'4" (3.93m x 4.98m)

The third bedroom has a double-glazed window to the front elevation, carpeted flooring, a TV point, a radiator, and access to the loft.

### Bedroom Four

13'7" x 10'2" (4.15m x 3.10m)

The fourth bedroom has a double-glazed window to the front elevation, carpeted flooring, a TV point, and a radiator.

### Bedroom Five

13'8" x 8'3" (4.17m x 2.54m)

The fifth bedroom has a single-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bathroom

10'0" x 6'7" (3.07m x 2.02m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a bi-folding shower screen, a radiator, wood-effect flooring, partially tiled walls, and a single-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing access into the double garage, courtesy lighting, a range of established trees and shrubs, and gated access to the side and rear of the property.

### Rear

To the rear of the property is a private enclosed garden with a paved patio area, a lawn, a range of plants and shrubs, a shed, a greenhouse, an outdoor tap, and fence panelled boundaries.

## 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.

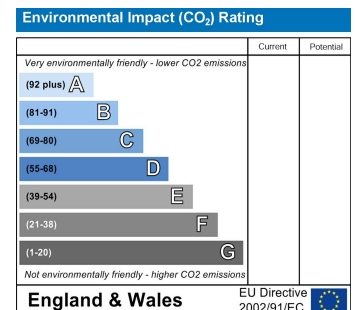
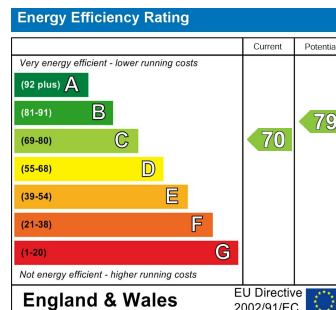
The vendor has advised the following:

Property Tenure is Freehold

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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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