

# HoldenCopley

PREPARE TO BE MOVED

Mountain Ash Crescent, Edwalton, Nottinghamshire NG12 4GS

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**Guide Price £375,000**

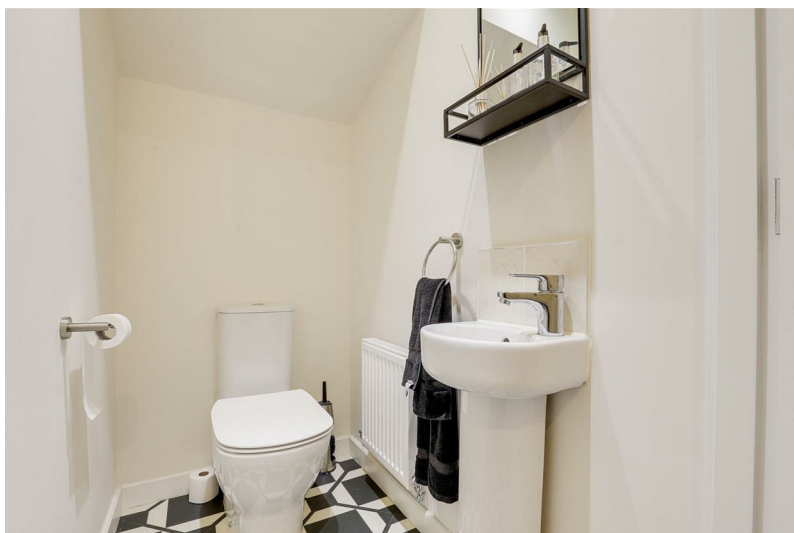
Mountain Ash Crescent, Edwalton, Nottinghamshire NG12 4GS



## MODERN SEMI-DETACHED HOUSE...

Welcome to this modern three-bedroom semi-detached residence, a perfect blend of contemporary design and functionality. The ground floor welcomes you with an inviting entrance leading to a bay-fronted living room, creating a cosy atmosphere for relaxation. The heart of the home is found in the fitted kitchen/diner, equipped with modern appliances and featuring French doors that seamlessly connect the indoor and outdoor spaces, leading to a rear garden. Convenience is key with a well-placed W/C on this level. Ascending to the first floor, discover two thoughtfully designed bedrooms and a stylish three-piece bathroom suite, exuding sophistication. The second floor unveils the master bedroom, complete with fitted wardrobes and an en-suite, offering a private retreat. Outside, the property boasts a driveway and garage, providing ample off-road parking and a private enclosed garden adorned with a pergola, perfect for outdoor entertaining. This property is situated in a highly regarded location just a stone's throw away from easy commuting links via the A52, excellent school catchments, shops, eateries and the lovely open countryside. This home is a testament to modern living, offering comfort, style and practicality in one elegant package.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has patterned tiled flooring, a radiator and a single composite door providing access into the accommodation

### Living Room

11'11" x 17'2" (3.64m x 5.24m)

The living room has laminate flooring, a TV point, an in-built storage cupboard, a radiator and a UPVC double glazed bay window to the front elevation

### Hall

The hall has laminate flooring, carpeted stairs and recessed spotlights

### Kitchen/Diner

9'1" x 15'4" (2.77m x 4.69m)

The kitchen/diner has a range of fitted base and wall units with a worktop, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated fridge freezer, an integrated dishwasher, an integrated oven, an integrated hob, an extractor hood, a radiator, recessed spotlights, tiled flooring, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

### W/C

5'0" x 3'1" (1.54m x 0.95m)

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a radiator, patterned tiled flooring and recessed spotlights

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built storage cupboard and provides access to the first floor accommodation

### Landing Two

The landing has carpeted flooring, a radiator, a UPVC double glazed window to the front elevation and stairs providing access to the second floor accommodation

### Bedroom Two

8'7" x 13'6" (2.64m x 4.12m)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Three

8'8" x 11'11" (2.65m x 3.64m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

### Bathroom

8'1" x 6'5" (2.48m x 1.96m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed window to the rear elevation

## SECOND FLOOR

### Bedroom One

20'4" x 15'5" (6.21m x 4.72m)

The main bedroom has carpeted flooring, a range of mirrored fitted wardrobes, a TV point, two radiators, access to the en-suite, a loft hatch, two Velux windows and a UPVC double glazed window to the front elevation

### En-Suite

7'10" x 3'11" (2.41m x 1.20m)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with an electric shower fixture, a chrome heated towel rail, partially tiled walls, tiled flooring and recessed spotlights

## OUTSIDE

## Front

To the front of the property is a range of plants and shrubs, courtesy lighting, a driveway with access to the garage providing ample off-road parking and gated side access to the rear garden

## Rear

To the rear of the property is a stone paved patio area with a pergola, a lawn, a range of plants and shrubs and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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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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