

# HoldenCopley

PREPARE TO BE MOVED

Rose Way, Edwalton, Nottinghamshire NG12 4JE

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Guide Price £325,000 - £350,000



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NO UPWARD CHAIN...

Nestled in the sought-after locale of Edwalton, mere moments away from Sharp Hill Wood and a host of local conveniences, stands this inviting semi-detached abode, poised to embrace a new family's dreams. Stepping through the entrance hall, one is greeted by a seamless flow of comfort and functionality. The ground floor unfolds with an entrance hall to a welcoming living room, perfect for relaxation or lively gatherings, while adjacent lies a well-appointed fitted kitchen diner, complemented by a convenient utility room and a ground floor W/C, catering to modern family needs with ease. Ascending to the first floor, discover three generously proportioned bedrooms, with the main bedroom boasting the luxury of an en-suite, providing a private retreat within the home. Completing this level is a three-piece bathroom suite, offering both style and convenience. Beyond the interiors, the outdoor living beckons, with the frontage boasting a lawn area, accented by planted borders and illuminated by courtesy lighting, alongside a driveway leading to the garage. To the rear, an enclosed garden awaits, adorned with a patio, a lawn, and bordered by fence panels for added privacy, all crowned with the convenience of gated access to the garage.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Two Three-Piece Bathroom Suites
- Driveway & Garage
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

### Living Room

11'11" x 14'3" (3.65m x 4.35m)

The living room has a UPVC double glazed window to the front elevation with fitted shutters, a radiator, a TV point, an in-built cupboard, and carpeted flooring.

### Kitchen Diner

12'10" x 11'11" (3.92m x 3.65m)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, ceramic hob, stainless steel splashback and extractor fan, an integrated dishwasher, an integrated fridge freezer, space for a dining table, a radiator, recessed spotlights, wood-effect flooring, full height double glazed windows to the rear elevation, double French doors opening out to the rear garden., and open access into the utility room.

### Utility Room

3'2" x 6'0" (0.99m x 1.83m)

The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine, and wood-effect flooring.

### W/C

5'10" x 3'2" (1.78m x 0.99m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and wood-effect flooring.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

9'7" x 9'3" (2.93m x 2.84m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe with sliding mirrored doors, carpeted flooring, and access into the en-suite.

### En-Suite

6'0" x 8'5" (1.83m x 2.57m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, recessed spotlights, an extractor fan, and wood-effect flooring.

### Bedroom Two

11'7" x 8'9" (3.54m x 2.67m)

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

### Bedroom Three

11'6" x 6'5" (3.53m x 1.96m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

### Bathroom

5'6" x 7'6" (1.70m x 2.30m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a handheld shower fixture, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is a small lawn area, a planted border with established bushes, courtesy lighting, and a driveway to the garage and rear garden.

### Rear

To the rear of the property is an enclosed rear garden with a patio area, an outside tap, a lawn, fence panelled boundary, with gated access to the garage.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 940Mbps and Upload speed 940Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

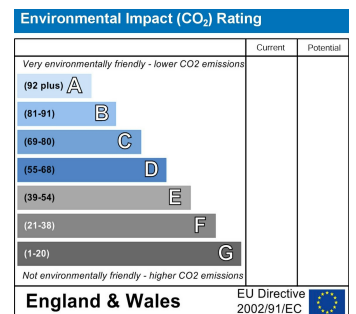
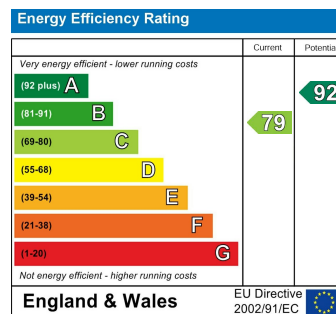
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The vendor has advised the following:

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