

HoldenCopley

PREPARE TO BE MOVED

Vicarage Green, Edwalton, Nottinghamshire NG12 4AP

Guide Price £400,000 - £425,000

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DESIRABLE LOCATION...

Nestled in the highly desirable village of Edwalton, this immaculately presented three-bedroom semi-detached home offers the epitome of modern living. Boasting easy access to an array of amenities, including local services, as well as being within excellent school catchments. Upon entering, you're greeted by a spacious reception room flooded with natural light from a large window, creating a welcoming and cosy atmosphere complemented by a charming log burner. The heart of the home lies in the extended kitchen/diner, featuring a contemporary design highlighted by numerous windows, Velux windows, and bi-folding doors seamlessly connecting indoor and outdoor living. A convenient W/C completes the ground floor layout, perfect for modern family living. Ascending to the upper level, you'll find two generously sized double bedrooms alongside a single bedroom. A stylish bathroom adds a touch of luxury to the accommodation. Externally, the property offers off-road parking with a driveway to the front, accompanied by a well-maintained garden area featuring a lawn and a variety of shrubs. To the rear, a generously proportioned south-facing garden awaits, providing a private sanctuary with a patio seating area, perfect for enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Extended Kitchen/Diner
- Ground Floor W/C
- Stylish Bathroom
- South-Facing Garden
- Beautifully Presented
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'4" x 9'3" (3.16m x 2.83m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, an in-built storage cupboard, two UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

15'7" x 18'11" (4.75m x 5.78m)

The living room has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a feat log burner, a tiled hearth and a wooden beam and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

22'0" x 19'9" (6.72m x 6.03m)

The kitchen/diner is equipped with a variety of built-in base and wall units complemented by worktops, a sink and a half accompanied by a drainer and a swan neck mixer tap. Additionally, it features an extractor fan, provisions for a dishwasher, space designated for a range cooker, an island breakfast bar, partially tiled walls, two radiators, laminate wood-effect flooring, recessed spotlights, two Velux windows, and three UPVC double-glazed windows to the side and rear elevations, alongside bi-folding doors leading out to the rear garden.

W/C

5'11" x 2'9" (1.82m x 0.84)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a tiled splash back, a radiator, laminate wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the first floor accommodation and access to the boarded loft via a dropdown ladder.

Master Bedroom

10'4" x 13'1" (3.15m x 4.00m)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front and side elevations.

Bedroom Two

9'4" x 11'11" (2.86m x 3.64m)

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

Bedroom Three

9'3" x 6'8" (2.84m x 2.05m)

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

Bathroom

13'8" x 5'7" (4.18m x 1.72m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, an extractor fan, partially tiled walls, laminate flooring and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, courtesy lighting, a lawn and a range of shrubs.

Rear

At the rear of the property is a spacious, privately enclosed south-facing garden with a paved patio seating area, a well-maintained lawn, an array of plants and shrubs, a greenhouse, and courtesy lighting.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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 C

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.

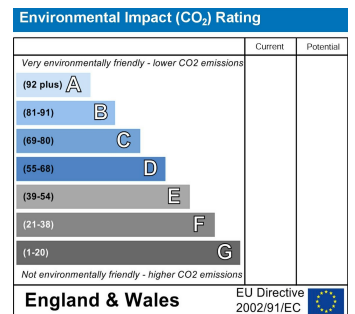
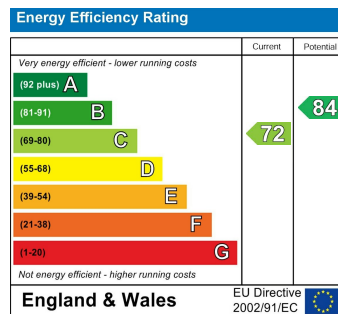
The vendor has advised the following:

Property Tenure is Freehold

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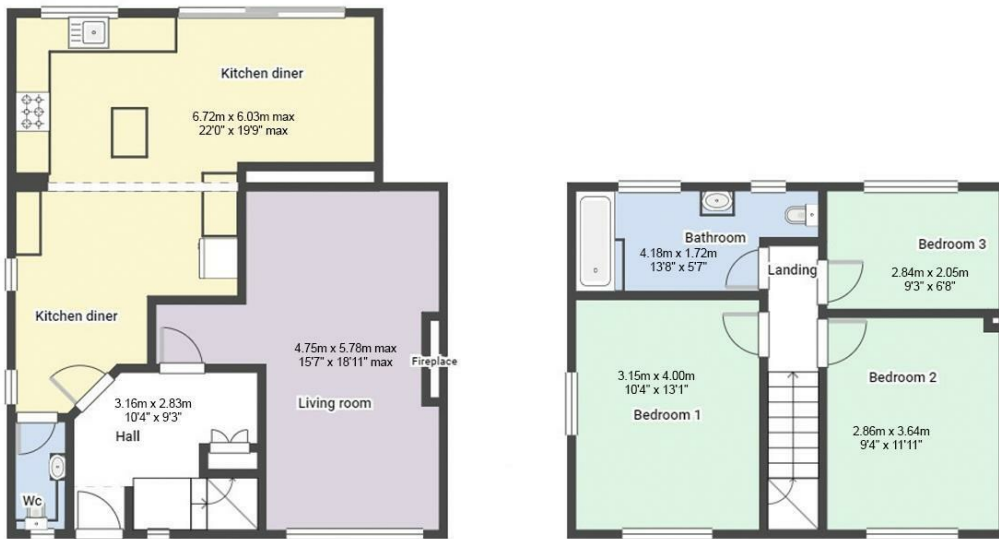
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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