

# HoldenCopley

PREPARE TO BE MOVED

Hornbeam Close, Edwalton, Nottinghamshire NG12 4GH

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**Guide Price £325,000**



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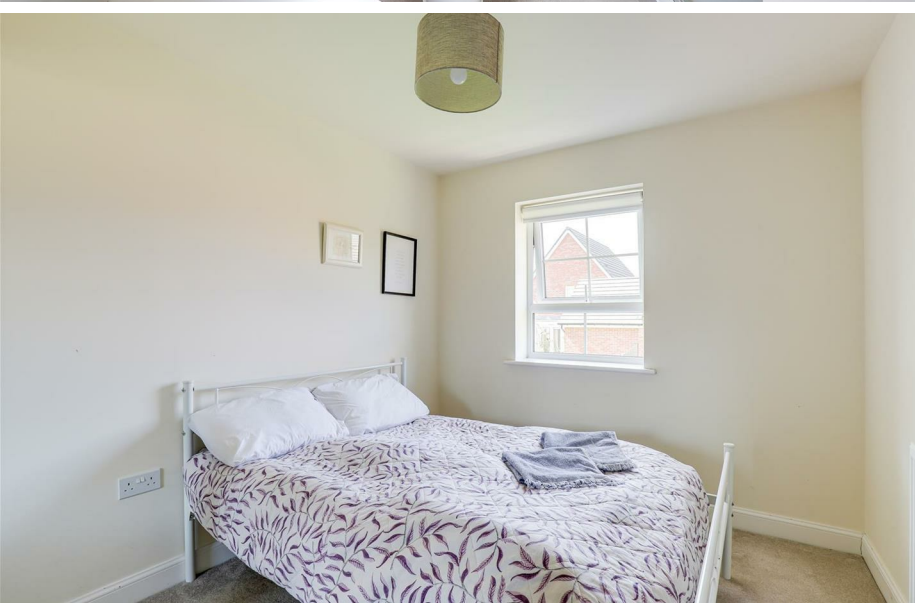
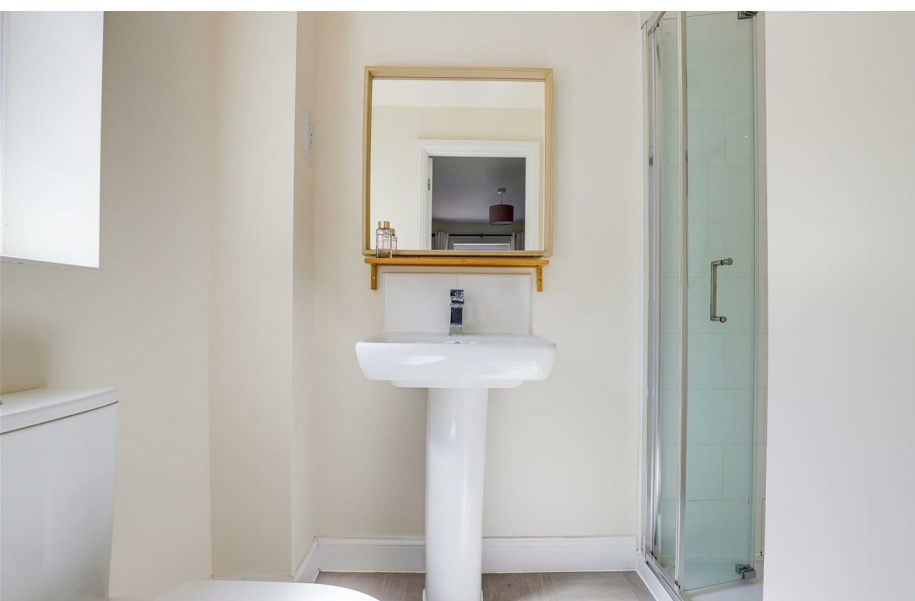
GUIDE PRICE - £325,000 - £350,000

SOUGHT-AFTER LOCATION...

Welcome to this well-presented three-bedroom semi-detached house, located in the highly regarded village of Edwalton. With easy access to various local facilities, shops, schools, the A52 for commuting, and the open countryside. As you enter the house, the hallway provides access to the bright and airy reception room, which flows seamlessly into the modern kitchen diner. This heart of the home is equipped with a range of integrated appliances and is bathed in natural light from the double French doors that open out to the rear garden. Completing the ground floor is a convenient W/C. Upstairs, you'll find two spacious double bedrooms and a cosy single bedroom. The master bedroom boasts an en-suite bathroom, providing a private retreat, while the stylish family bathroom caters to the needs of the other residents. The exterior of the property is equally appealing. At the front, a driveway offers off-road parking for multiple cars and features an EV charging point. The garden has a variety of shrubs that enhance the kerb appeal. The rear of the property features an enclosed south-facing garden, perfect for outdoor activities and relaxation. This space includes a patio seating area and a well-maintained lawn, ideal for enjoying sunny days.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Family Bathroom & En-Suite
- Driveway With EV Charging Point
- South-Facing Rear Garden
- Well-Presented Throughout
- Sought-After Location











## GROUND FLOOR

### Entrance Hall

3'4" x 9'1" (1.04m x 2.79m)

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

### Living Room

16'1" x 12'11" (4.92m x 3.95m)

The living room has vinyl wood-effect flooring, a radiator and two UPVC double-glazed windows to the front and side elevations.

### Kitchen Diner

10'3" x 14'11" (3.14m x 4.56m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and mixer tap, an integrated hob, oven, dishwasher & fridge freezer. An extractor fan, a radiator, vinyl wood-effect flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden,

### W/C

4'11" x 2'11" (1.52m x 0.89m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, an extractor fan and vinyl wood-effect flooring.

## FIRST FLOOR

### Landing

12'0" x 6'2" (3.68m x 1.90m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

### Master Bedroom

8'4" x 13'8" (2.54m x 4.17m)

The main bedroom has carpeted flooring, a radiator, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En Suite

8'5" x 4'5" (2.57m x 1.35m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, partially tiled walls, a radiator, an extractor fan, a wall-mounted electric shaving point, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

8'5" x 10'2" (2.58m x 3.10m)

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

### Bedroom Three

8'9" x 6'2" (2.67m x 1.90m)

The third bedroom has vinyl wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

6'3" x 5'6" (1.91m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a radiator, partially tiled walls, an extractor fan, vinyl wood-effect flooring and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, an EV charging point, courtesy lighting, gated access to the rear garden, and a range of shrubs.

### Rear

To the rear of the property is an enclosed south-facing garden with a paved patio area, a lawn and fence panelling boundary.

## 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.

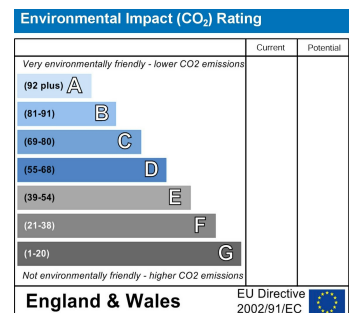
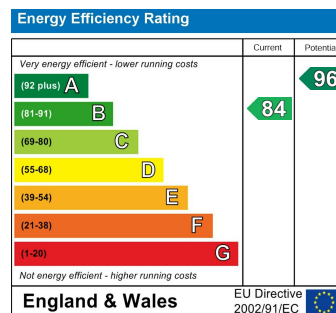
The vendor has advised the following:

Property Tenure is Freehold

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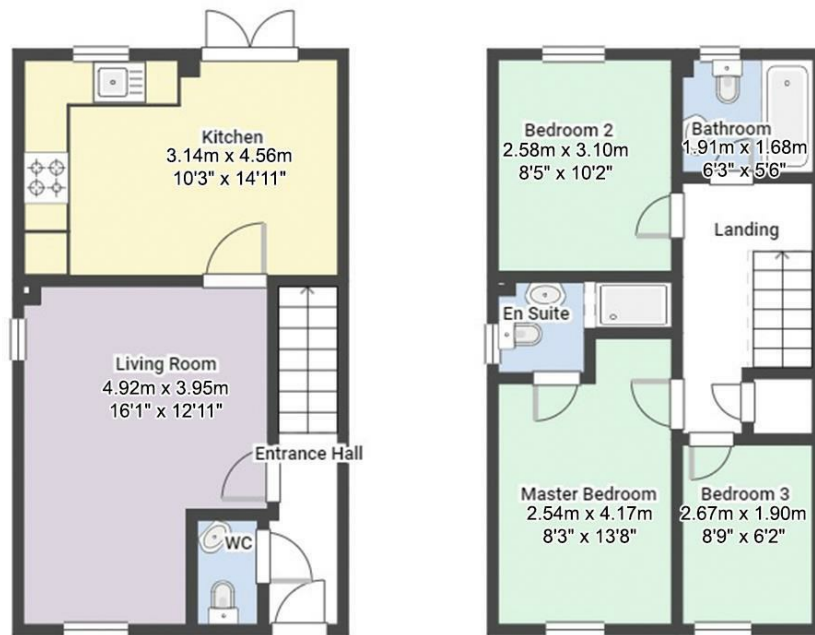
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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