

HoldenCopley

PREPARE TO BE MOVED

Edwalton Lodge Close, Edwalton, Nottinghamshire NG12 4DT

Guide Price £700,000 - £725,000

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IMMACULATE DETACHED FAMILY HOME...

This exceptionally well-presented four-bedroom detached house, offers spacious accommodation throughout and perfectly suited for a family buyer seeking a move-in-ready home. Nestled in a highly sought-after location, this property enjoys close proximity to a variety of local amenities, including convenient shops, excellent transport links, and access to top-rated school catchments. Upon entering the property, you are greeted by an entrance hall that leads to the spacious living room, offering a comfortable space for relaxation, while the versatile office provides an ideal workspace or study area. The additional family room adds flexibility, perfect for casual family time or entertaining guests. At the heart of the home is the modern fitted kitchen, stylishly designed with high-quality finishes and plenty of space for cooking and dining. Completing the ground floor is a conservatory, providing a peaceful spot to enjoy garden views, and a convenient ground floor W/C. Upstairs, the first floor continues to impress with four bedrooms. Two bedrooms feature en-suite bathrooms, offering privacy and comfort. The remaining two bedrooms share a chic and modern four-piece family bathroom suite. Externally, the property is just as impressive. The front features a block-paved double driveway providing ample off-road parking, along with a detached double garage, offering additional parking or storage. The rear garden is beautifully laid out in tiered sections, starting with a large patio area, perfect for al fresco dining or entertaining, leading to a neatly kept lawn. Steps ascend to a further lawned area, backing onto fields, offering a peaceful outdoor space. This stunning property seamlessly blends modern, spacious living with a highly desirable location. Its exceptional presentation and meticulous attention to detail make it truly stand out.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C & Office
- Conservatory
- Four Piece Bathroom Suite & Two En-Suites
- Detached Double Garage & Driveway
- Private Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

19'1" x 5'9" (5.82m x 1.76m)
The entrance hall has wood-effect laminate flooring, carpeted stairs, a radiator, coving and a single composite door providing access into the accommodation.

Living Room

18'11" x 13'1" (5.78m x 4.00m)
The living room has a UPVC double-glazed square bow window to the front elevation, carpeted flooring, a feature fireplace, a radiator, coving, recessed spotlights and sliding patio doors providing access out to the garden.

Office

12'8" x 6'8" (3.88m x 2.05m)
The office has a UPVC double-glazed window to the rear elevation, wood-effect laminate flooring, wall-mounted light fixtures and coving.

Family Room

12'8" x 12'9" (3.88m x 3.89m)
The family room has wood-effect laminate flooring, a radiator, wall-mounted light fixtures, coving and double French doors providing access into the conservatory.

Conservatory

11'11" x 11'5" (3.64m x 3.49m)
The conservatory has UPVC double-glazed windows to the side and rear elevations, a polycarbonate roof, wood-effect laminate flooring, wall-mounted light fixtures and double French doors providing access out to the garden.

W/C

5'10" x 4'1" (1.79m x 1.25m)
This space has a low level flush W/C, a wash basin, wood-effect laminate flooring, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

Kitchen

15'7" x 17'11" (max) (4.75m x 5.47m (max))
The kitchen has a range of fitted base and wall units with Quartz worktops and a matching kitchen island, an integrated double oven, an inset sink and a half with a swan neck mixer tap, a gas hob with a downdraft extractor fan, space for an American fridge-freezer, a bespoke fitted dining table set with matching fitted base and wall units, vinyl click flooring, radiators, recessed spotlights, UPVC double-glazed windows to the front and side elevations and a single composite door providing access out to the side of the property.

FIRST FLOOR

Landing

5'11" x 16'5" (1.82m x 5.01m)
The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, access into the boarded loft, coving and provides access to the first floor accommodation.

Master Bedroom

12'7" x 13'3" (3.84m x 4.05m)
The master bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving, fitted wardrobes and access into the en-suite.

En-Suite

7'10" x 6'1" (2.41m x 1.87m)
The en-suite has a low level concealed flush W/C, a wash basin with storage, a walk-in shower enclosure with a mains-fed shower, laminate flooring, a chrome heated towel rail, partially tiled walls, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'8" x 13'3" (3.27m x 4.04m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bedroom Three

12'8" x 10'4" (3.87m x 3.16m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard, coving and access into the en-suite.

En-Suite

2'6" x 7'3" (0.77m x 2.22m)
The en-suite has a low level flush W/C, a wash basin with storage, a fitted shower enclosure with a mains-fed shower and a recessed wall alcove, laminate flooring and partially tiled walls, a heated towel rail, recessed spotlights and an extractor fan.

Bedroom Four

7'11" x 6'1" (2.42m x 1.87m)
The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

Bathroom

10'5" x 6'1" (3.18m x 1.87m)
The bathroom has a low level concealed dual flush W/C, a wash basin with storage, a double ended fitted bath with central taps and a hand-held shower, recessed wall alcoves, a fitted shower enclosure with a mains-fed shower, tiled flooring and partially tiled walls, a heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a pebbled garden with a shrub border, a detached double garage, a block paved double driveway and a single wooden gate providing access into the garden.

Rear

To the rear of the property is a private enclosed tiered garden with a fence panelled boundary, exterior lighting, an outdoor power socket, a shed, a patio, a lawn, wood chippings, mature plants and shrubs, steps leading to a further lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 220 Mbps
Phone Signal – All 4G & 5G, most 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
High risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

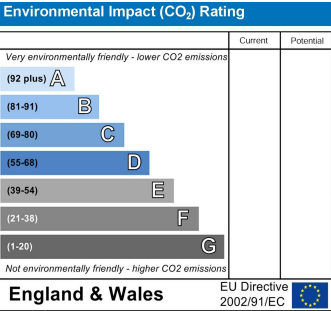
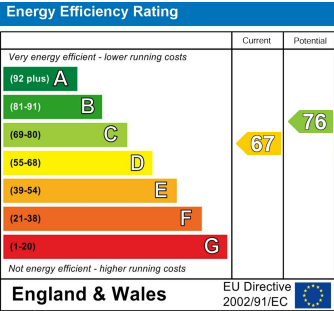
Council Tax Band Rating - Rushcliffe Borough Council - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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