

HoldenCopley

PREPARE TO BE MOVED

Blackbird Crescent, Edwalton, Nottinghamshire NG12 4JN

Guide Price £475,000 - £550,000

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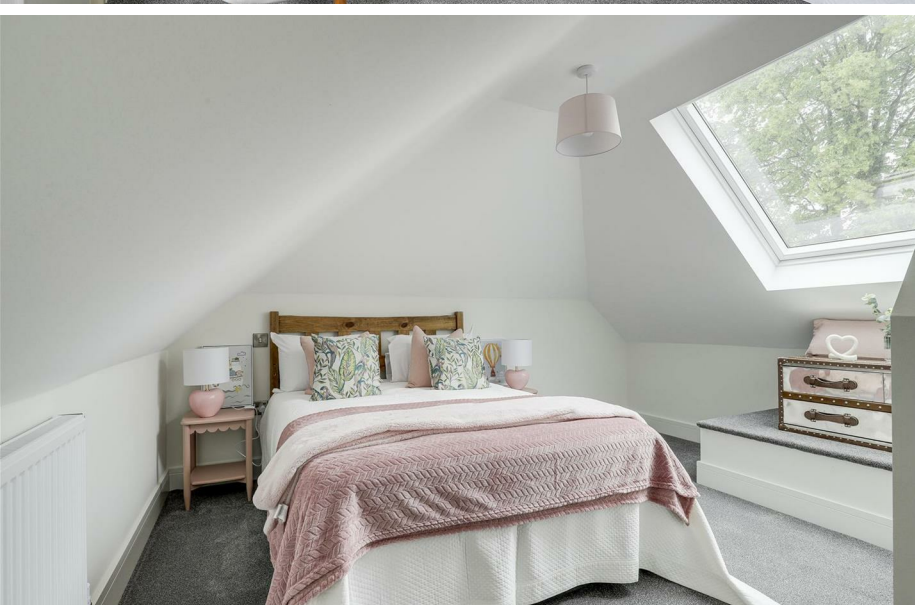
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LOCATION, LOCATION, LOCATION...

This newly built link-detached house is located in a highly sought-after area, making it an ideal choice for a growing family or those looking to downsize. With excellent transport links via the A52 and close proximity to a wide range of amenities, including shops, schools, and recreational facilities, this property offers the perfect blend of convenience and modern living. Upon entering the property, you are greeted by a spacious entrance hall, which provides access to a conveniently placed W/C. The ground floor features a bright and airy open-plan living area. Large bi-folding doors to the living space flood the room with natural light and lead directly out to the rear garden. The modern, well-equipped kitchen is a key feature of the home, with a central island and breakfast bar that provides additional seating and workspace, perfect for family gatherings or casual dining. Also located on the ground floor is a versatile bedroom that could be used as an office, dining or additional living room, which benefits from easy access to a contemporary three-piece bathroom suite. Moving upstairs, the first floor houses two generously proportioned double bedrooms. The primary bedroom boasts access to a private en-suite, offering a luxurious touch of convenience. A separate three-piece bathroom suite serves the third bedroom, ensuring ample bathroom facilities for the entire family. Externally, the property is equally impressive. The front of the house features a neatly gravelled area, alongside a driveway providing off-road parking. Gated access leads to the rear of the property, where you will find an enclosed garden. This space is perfect for both relaxation and entertaining, with courtesy lighting, a patio area for outdoor dining, a well-maintained lawn, and raised planted borders for added character. The garden is bordered by a fence, providing a secure and private outdoor space.

MUST BE VIEWED





- New Build
- Link Detached House
- Two Bedrooms & A Third Versatile Ground Floor Bedroom
- Spacious Open Plan Living
- Three-Piece Shower Room & Ground Floor W/C
- Two Three-Piece En-Suites
- Driveway For Two Vehicles
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'9" x 8'0" (max) (3.89m x 2.46m (max))

The entrance hall has wood-effect flooring, carpeted flooring, an in-built cupboard, underfloor heating, recessed spotlights, and a composite door providing access into the accommodation.

W/C

8'0" x 3'1" (2.45m x 0.95m)

This space has a low level flush W/C, a vanity-style wash basin, a fitted base unit with a worktop, a wall-mounted boiler, an extractor fan, and wood-effect flooring.

Open Plan Living

34'0" x 15'7" (max) (10.37m x 4.75m (max))

The living area has two UPVC double glazed windows to the front elevation, carpeted flooring, underfloor heating, bi-folding doors opening to the rear garden, and open access into the kitchen area.

The kitchen area has a range of fitted base and wall units with worktops, a central island and breakfast bar, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, an integrated oven an integrated microwave, a ceramic hob, an integrated wind cooler, space for a dining table, recessed spotlights, and wood-effect flooring.

Bedroom Three / Living/Dining Room

16'2" x 8'0" (4.95m x 2.46m)

The third bedroom/ living / dining room has a UPVC double glazed window to the front elevation, underfloor heating, carpeted flooring, and access into the en-suite.

Bathroom

8'2" x 5'10" (2.50m x 1.79m)

The bathroom has a skylight, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, recessed spotlights, a chrome heated towel rail, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

17'1" x 9'7" (max) (5.23m x 2.94m (max))

The landing has a Velux window, underfloor heating, carpeted flooring, eaves storage, and access to the first floor accommodation.

Bedroom One

16'6" x 15'6" (max) (5.03m x 4.74m (max))

The first bedroom has two UPVC double glazed windows to the front and rear elevation, two radiators, carpeted flooring, and access into the en-suite.

En-Suite

7'3" x 5'4" (2.21m x 1.64m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

12'11" x 12'11" (max) (3.94m x 3.94 (max))

The second bedroom has a Velux window, a radiator, and carpeted flooring.

Shower Room

6'2" x 6'2" (1.89m x 1.88m)

The shower room has a Velux window, a low level flush W/C, a vanity-style wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, an extractor fan, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio, a lawn, a raised planted border, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

This information is to follow. 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.

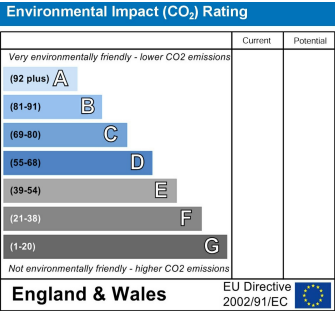
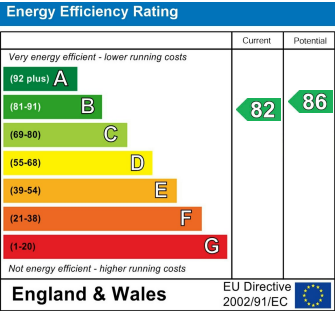
The vendor has advised the following:

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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