

# HoldenCopley

PREPARE TO BE MOVED

Fowler Road, Edwalton, Nottinghamshire NG12 4JS

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Guide Price £750,000 - £800,000



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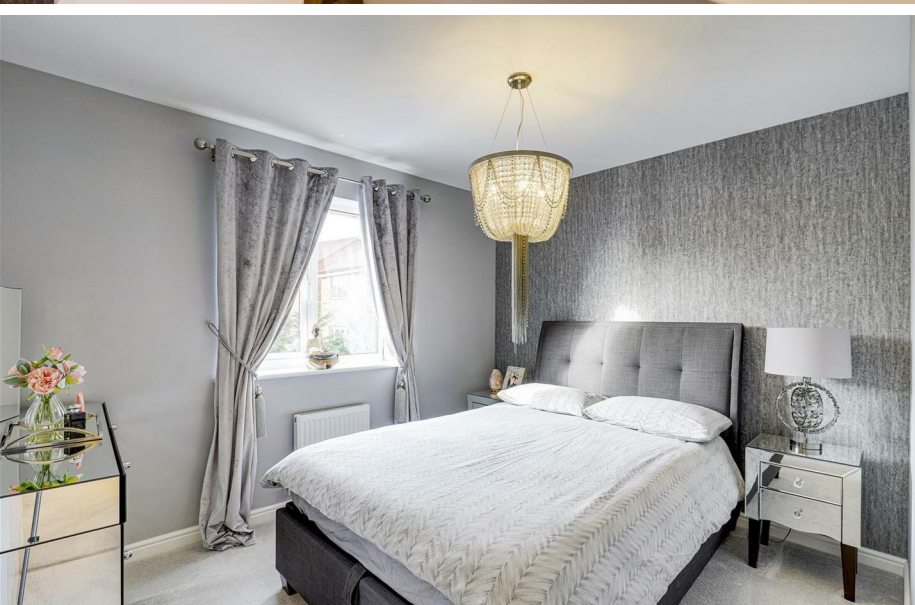
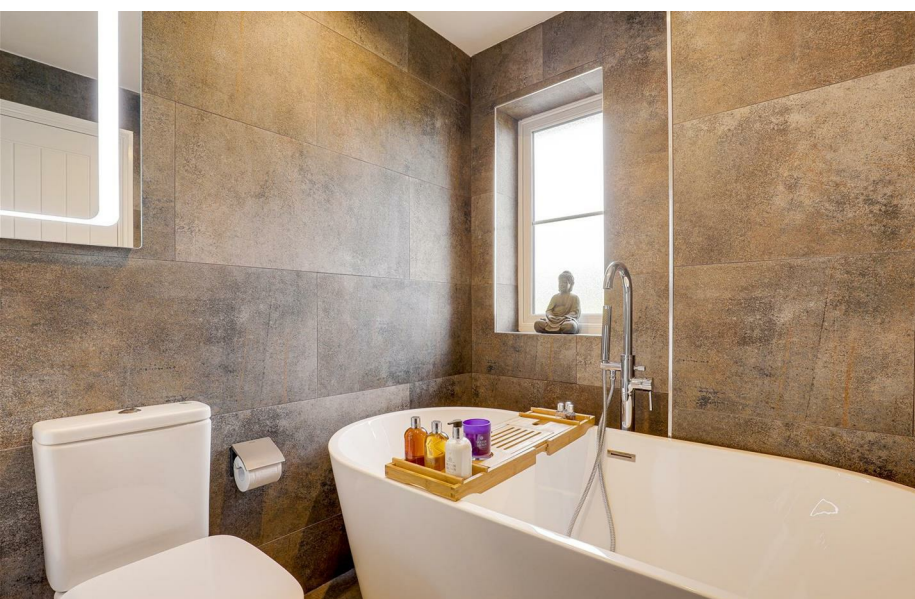
### THE PERFECT GROWING FAMILY HOME...

This extended and renovated detached house offers spacious, well-presented accommodation, ideal for a growing family. The property seamlessly combines modern living with practical features, boasting underfloor heating, solar panels, and more. Situated in the highly sought-after location of Edwalton, it is perfectly positioned close to local amenities, excellent school catchments, and scenic countryside, with convenient commuting links via the A52. The ground floor is thoughtfully designed with an inviting entrance hall, a versatile snug and playroom, a W/C, and a cloak cupboard. A utility room complements the stylishly appointed fitted kitchen, which features a central breakfast bar island, integrated appliances, and an open-plan dining and lounge area illuminated by two sky lanterns and bi-folding doors. The large living room is a highlight, showcasing a slate stone feature wall and a striking fireplace. Upstairs, the first floor hosts five double bedrooms and three modern bathroom suites, with additional access to a tall boarded loft. Outside, the front offers a driveway for two cars and garage access, while the beautifully landscaped rear garden boasts a spacious decking area and a generous lawn, perfect for entertaining and family activities.

MUST BE VIEWED







- Extended & Renovated Detached House
- Five Double Bedrooms
- Three Reception Rooms
- Stylish Fitted Breakfast Kitchen With Dining & Lounge Area
- Utility & W/C
- Three Modern Bathroom Suites
- Ample Storage Space
- Landscaped Garden With Decking Area
- Driveway For Two Cars & Single Garage
- Owned Solar Panels











GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a recessed entrance mat, a radiator, a wall-mounted digital thermostat, two in-built cupboards, a wall-mounted alarm panel, carpeted stairs with glass balustrade and oak handrails, and a single composite door providing access into the accommodation.

Snug

10'5" x 10'0" (3.20m x 3.06m)

The snug has a UPVC double-glazed window to the front elevation, carpeted flooring, underfloor heating, and a TV point.

Playroom

10'4" x 7'10" (3.17m x 2.41m)

This room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and a panelled feature wall.

Living Room

17'3" max x 16'2" max (5.26m max x 4.93m max)

The living room has carpeted flooring, two radiators, a slate stone feature wall with a recessed flame effect fireplace and a wall-mounted TV point, coloured recessed spotlights, two full height UPVC double-glazed windows to the rear elevation, and a single UPVC door opening out to the rear garden.

Kitchen Diner

27'7" max x 17'9" (8.43m max x 5.43m)

The kitchen has a range of fitted handleless base and wall units with worktops, a central breakfast bar island, two undermount sinks with a swan neck mixer tap, an integrated Neff double ovens, a five-ring gas hob with a ceiling mounted extractor hood, an integrated dishwasher, an integrated wine and drinks cooler, space for an American-style fridge freezer, plinth lighting, tiled flooring, two vertical radiators, recessed spotlights, an in-built cupboard, two sky lanterns, a TV point, an open plan dining and seating area, and bi-folding doors opening out to the rear garden.

Utility Room

5'9" x 5'4" (1.76m x 1.65m)

The utility room has fitted gloss handleless base and wall units, a stainless steel sink with a mono mixer tap and drainer, tiled flooring, a radiator, and a composite door providing side access.

W/C

5'3" x 2'9" (1.62m x 0.84m)

This space has a low level dual flush W/C, a pedestal wash basin, fully tiled walls, tiled flooring, a chrome heated towel rail, and an extractor fan.

Cloak Cupboard

7'11" x 5'9" (2.42m x 1.76m)

The cupboard has wood-effect flooring.

Garage

16'8" x 7'8" (5.09m x 2.34m)

The garage has lighting, a wall-mounted boiler, and an electric-operated door opening out onto the front driveway.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, an in-built cupboard, a glass balustrade with an oak handrail, access to the boarded loft, and provides access to the first floor accommodation.

Bedroom One

13'3" x 12'7" (4.06m x 3.86m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, an in-built cupboard, two sets of fitted sliding door wardrobes, a wall-mounted digital thermostat, a fabric and mirrored panel feature wall, and access into the en-suite.

En-Suite

11'4" x 6'1" (3.47m x 1.86m)

The en-suite has a low level dual flush W/C, a wall-hung wash basin with fitted storage underneath, an electrical shaving point, a double-ended freestanding bath with a central mixer tap and handheld shower head, a shower enclosure with a mains-fed shower, floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12'6" x 11'5" (3.82m x 3.50m)

The second bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, two sets of fitted sliding mirrored door wardrobes with a dressing table, and access into the second en-suite.

En-Suite Two

6'5" x 6'3" (1.98m x 1.92m)

The second en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, floor-to-ceiling tiles, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Three

11'2" x 8'9" (3.41m x 2.68m)

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

Bedroom Four

10'8" x 8'9" (3.26m x 2.67m)

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

Bedroom Five

12'4" x 9'4" (3.78m x 2.85m)

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

Bathroom

8'5" x 6'3" (2.58m x 1.92m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, floor-to-ceiling tiles, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a double-width driveway with access into the garage, external lighting, a lawned area, a range of plants and shrubs, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a decking area, a patio area, a lawn, external lighting, a range of mature trees, external power sockets, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)  
Phone Signal – Likely to receive voice & data on most networks, limited on Three.  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Non-Standard Construction –  
Any Legal Restrictions –  
Other Material Issues –

DISCLAIMER

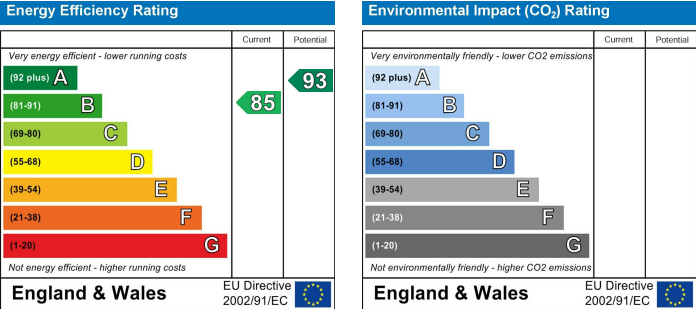
Council Tax Band Rating - Rushcliffe Borough Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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