

HoldenCopley

PREPARE TO BE MOVED

Rose Way, Edwalton, Nottinghamshire NG12 4JE

Guide Price £525,000

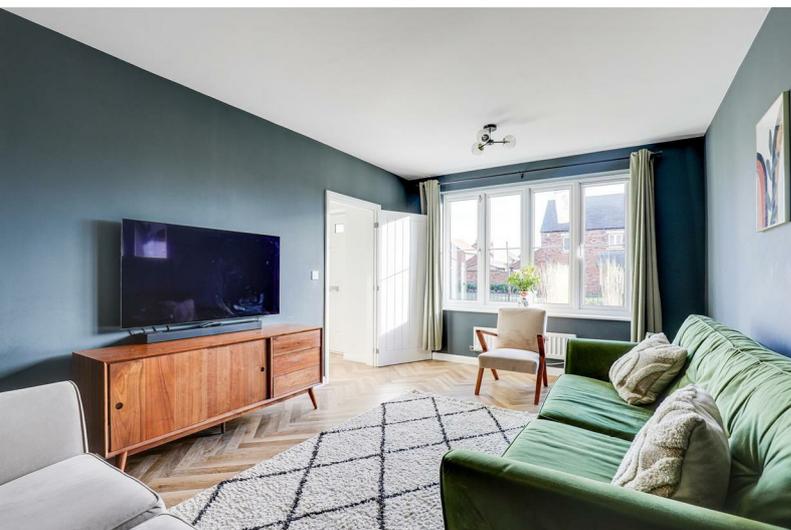
Rose Way, Edwalton, Nottinghamshire NG12 4JE



BEAUTIFULLY-PRESENTED THROUGHOUT...
GUIDE PRICE - £525,000 - £550,000

This beautifully presented four-bedroom detached house offers the perfect blend of modern living and family-friendly design. Situated in the highly sought-after location of Edwalton, the property benefits from its close proximity to local shops, popular eateries, and excellent transport links into Nottingham City Centre. Families will also appreciate its location within the catchment area of reputable local primary schools. On the ground floor, the inviting entrance hall leads to a spacious reception room, ideal for relaxing and entertaining. The heart of the home is the modern kitchen and dining area, thoughtfully designed for both your culinary needs and family meals. Additional practicality is provided by a utility room with a W/C and a versatile home office. Upstairs, the property boasts four generously sized double bedrooms. The main bedroom features its own private dressing room and a stylish en-suite. The remaining bedrooms are well-served by a contemporary family bathroom. Outside, the front of the property offers a driveway with ample off-road parking, access to the garage, and a selection of plants and shrubs. The rear garden is a serene outdoor space, complete with a patio seating area for entertaining, a lawn, and borders featuring a variety of plants and shrubs.

MUST BE VIEWED!





- Detached House
- Four Double Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room & W/C
- Office
- Stylish En-Suite & Family Bathroom
- Driveway & Garage
- Beautifully Presented Throughout
- Sought-After Location





GROUND FLOOR

Entrance Hall

6'11" x 14'0" (2.12m x 4.29m)

The entrance hall has karndeian herringbone flooring, carpeted stairs, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

11'0" x 16'5" (3.36m x 5.02m)

The living room has karndeian herringbone flooring, two radiators and a UPVC double-glazed window to the front elevation.

Kitchen

10'11" x 10'0" (3.34m x 3.05m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a drainer and a mixer tap, an integrated gas hob, two ovens, an extractor fan, a dishwasher & a washing machine, partially tiled walls, recessed spotlights, karndeian herringbone flooring and a UPVC double-glazed window to the rear elevation.

Dining Area

11'8" x 15'0" (3.57m x 4.58m)

The dining area has karndeian herringbone flooring, a radiator, a UPVC double-glazed window to the side elevation and bifold doors opening out to the rear garden.

Utility Room/WC

6'7" x 6'8" (2.01m x 2.04m)

This space has a range of fitted base units with a worktop, a low level dual flush W/C, a pedestal wash basin, karndeian herringbone flooring, an extractor fan, and a UPVC double-glazed window to the side elevation.

Office

6'4" x 6'7" (1.95m x 2.01m)

The office has karndeian herringbone flooring, a radiator and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

11'1" x 4'7" (3.38m x 1.41m)

The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12'10" x 9'9" (3.92m x 2.98m)

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

Dressing Room

7'10" x 2'3" (2.40m x 0.71m)

The dressing room has carpeted flooring, in-built sliding door wardrobes, and access to the en-suite.

En-Suite

6'9" x 4'7" (2.08m x 1.41m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, karndeian tiled flooring, an extractor fan and a UPVC double-glazed window to the side elevation.

Bedroom Two

12'3" x 10'0" (3.74m x 3.05m)

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

Bedroom Three

13'2" x 8'0" (4.03m x 2.44m)

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

Bedroom Four

11'10" x 8'0" (3.62m x 2.44m)

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

Bathroom

6'11" x 5'6" (2.11m x 1.68m)

The bathroom has a low level dual flush W/C, a wash basin, a double-ended bath and a shower fixture, a heated towel rail, tiled walls, karndeian tiled flooring and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two cars, access to the garage, gated access to the rear garden and a range of plants and shrubs.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a variety of plants and shrubs and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

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

Service Charge in the year marketing commenced (£PA): £TBC

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommend that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, OFNL, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 900Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 5G

Sewage – Mains Supply

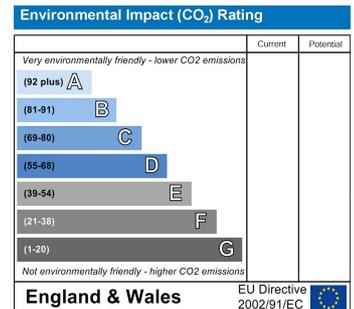
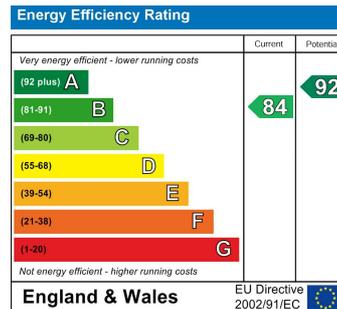
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

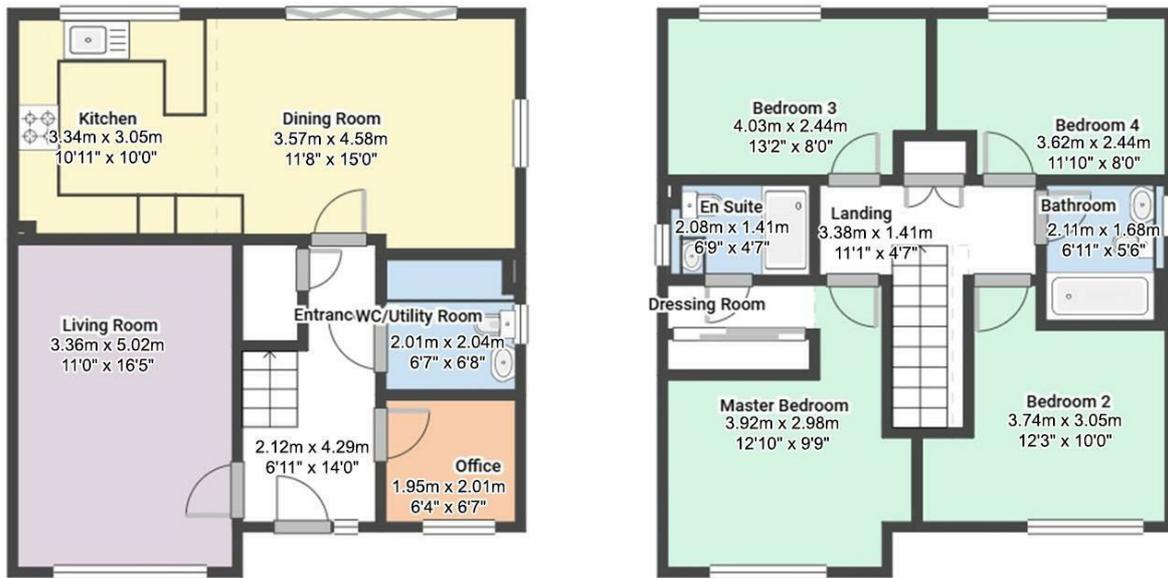
Any Legal Restrictions – No

Other Material Issues – No



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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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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